

7/22/2021

CERTIFICATE OF APPROPRIATENESS

Oren Brandevin
119 Garfield
Detroit, MI

RE: Application Number 21-7359; 119 Garfield; Sugar Hill Historic District

Dear Mr. Brandevin:

At the regular meeting held 7/14/2021, the Detroit Historic District Commission reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 25-2-57(b) of the 1984 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of 7/14/2021:

The following work proposed at the as per the attached signed drawings, meets the Secretary of the Interior's Standards for Rehabilitation Standards and the Elements of Design for the Sugar Hill Historic District:

- Install commercial combo fixed and awning vinyl (Quaker V300 series) windows (work completed) at the newly erected existing building.
- At the newly erected existing building, install vertical fiber cement siding (typically regular 9"x12' panels). Paint areas above windows at the front and side elevation a color which contrasts the reddish color of the cement panel siding at the body of the building (work completed).
- Install landscaping per attached bulletin

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Building, Safety, Engineering and Environmental Department. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at (313) 224-8907.

For the Commission:



Jennifer Ross
Staff, Detroit Historic District Commission

SUGAR HILL MIXED-USE DEVELOPMENT



PROJECT ADDRESS:

119 Garfield Street
Detroit, MI 48201

PROJECT TEAM:

Owner / Developer:
Develop Detroit
535 Griswold St., Suite 1600
Detroit, MI 48226

Owner / Developer:
Preservation of Affordable Housing
1 North LaSalle, Suite 1750
Chicago, IL 60602

Architect of Record:
McIntosh Poris Associates
36801 Woodward Avenue, Suite 200
Birmingham, MI 48009

Design Architect & Landscape Architect:
Perkins + Will
411 Chapel Hill St., Suite 200
Durham, NC 27701

Parking Consultant:
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

INDEX

- Zoning + Code
- Historic District + Context
- Building + Context
- Site + Landscape
- Floor Plans
- Elevations
- Renderings
- Materials

PROJECT NARRATIVE

This project is a public RFP from the city of Detroit that we were awarded. The development proposes an apartment building with 85 units and parking structure, both with retail at the ground level. The parking structure will serve the residents and retail users and excess parking will be provided for neighborhood users. We have undergone three community engagement meetings and one Historic Design Committee Concept Meeting, all of which have informed the proposed design.

The Sugar Hill Mixed-Use Development will create an intense concentration of urban vitality in one of Detroit's most dynamic emerging districts, reflecting Detroit's rebirth as a pedestrian-oriented urban destination that is increasingly desirable for businesses, residents, and visitors. The development builds upon and reinforces the concept of creating a highly walkable micro urban environment within the Sugar Hill Arts District featuring a tightly woven network of pedestrian streets and alleys.

Housing, parking, and retail strategies contained in the program support continuing investment in the arts and culture, education, and wellness assets of the community, while implementing proven strategies of inclusion and equity to help the neighborhood remain attainable and welcoming to all Detroiters.

The design maximizes ground level retail opportunities, activating the sidewalks on both public street frontages as well as the alley connecting Garfield Street with N'Namdi Center and other destinations on E Forest Avenue.

The apartment building fronts on both Garfield and John R Streets, with highly articulated facades and continuous storefront to support retail, community spaces and other active uses.

The parking structure is located on the interior of the site and shielded from view by the apartment building from John R and Garfield Streets.

ZONING & CODE INFORMATION

Zoning District: PD, Planned Development

Overlay/ Historic Districts: Sugar Hill / John R Music & Art Historic District

Parking Requirements:

Residential parking required: 68 units x 1 =	1 per dwelling unit 68 parking spaces
Retail parking required: 12,350 gsf / 200 sf =	1 per 200 gsf 62 parking spaces
Total parking required:	130 parking spaces
Total parking provided:	160 parking spaces

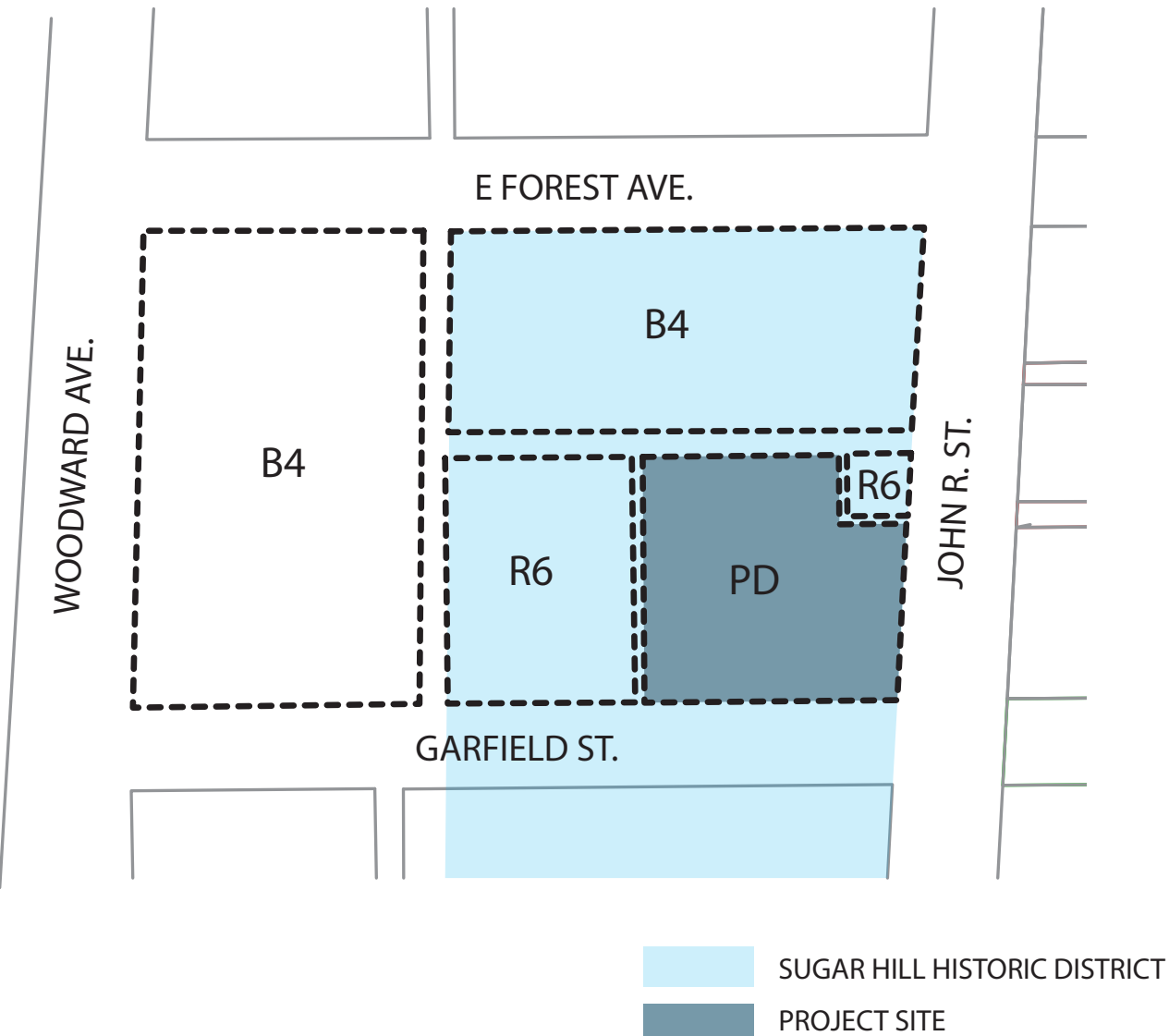
Gross Area & Height:

Parking Structure:	71,980 gsf 4 stories
Residential:	62,270 gsf 4 stories
Retail:	11,761 sf 1 story

Residential Program:

Studios	24 units
One Bedrooms	36 units
Two Bedrooms	8 units
Total	68 units

ZONING MAP



SUGAR HILL HISTORIC DISTRICT

The Sugar Hill/ John R Music & Art Historic District is a two-block district in Midtown Detroit containing 14 structures constructed between 1885 and 1936, including single-family houses, apartment buildings, a church, and commercial buildings. The district is the largest portion remaining of a flourishing 1940s and 1950s neighborhood which had apartments, hotels, a large concentration of black-owned or operated jazz venues and other commercial enterprises, making it a thriving arts and entertainment district.





4600 WOODWARD AVE. - THE GARFIELD BUILDING
RESIDENTIAL + COMMERCIAL (ADJACENT TO SUGAR HILL HISTORIC DISTRICT)



71 GARFIELD ST. - GARFIELD ARTIST STUDIOS
RESIDENTIAL + COMMERCIAL



87 CANFIELD ST. MID-MED LOFTS
RESIDENTIAL + COMMERCIAL



4413 JOHN R ST. - LAY THORNE APARTMENTS
RESIDENTIAL



4635 JOHN R ST. - MCCOLLESTER HOUSE
VACANT



92 E. FOREST AVE. - CHURCH OF THE NEW JERUSALEM
PLANS FOR FUTURE CULTURAL CENTER



SEVA
RESTAURANT



52 E. FOREST ST. - N'NAMDI CENTER FOR CONTEMPORARY ART
CIVIC / INSTITUTIONAL



4454 WOODWARD AVE - MUSEUM OF CONTEMPORARY ART DETROIT
CIVIC / INSTITUTIONAL (ADJACENT TO SUGAR HILL HISTORIC DISTRICT)



4454 WOODWARD AVE - MUSEUM OF CONTEMPORARY ART DETROIT
CIVIC / INSTITUTIONAL (ADJACENT TO SUGAR HILL HISTORIC DISTRICT)

HISTORIC DISTRICT + CONTEXT



SUGAR HILL HISTORIC DISTRICT - ELEMENTS OF DESIGN

(1) Height.

Buildings in the district range from one to four stories; the buildings at the higher range are usually apartment buildings that sit on high basements; the single-story buildings are commercial storefronts and garages; the mid-height buildings were originally 2½ single-family residences, the one-half story within the roof. The one-story garage at 99 East Canfield Avenue has an added story set back behind its parapet.

The apartment building contains one (1) story of commercial, including [neighborhood retail and restaurants](#), and (4) stories of residential above, five (5) stories total. The parking structure contains five (5) levels of parking with the west side of the ground floor containing part of the day care center. The architectural articulation of the apartment building modulates the visual mass of the project, creating a gradation in scale from John R Street opposite the John P. Dingle VA Medical Center down along Garfield Street with the lower scale development to the west toward Woodward Avenue. This will create a prominent architectural corner feature at the intersection of John R and Garfield Streets. Although the development is (1) story taller than other apartment buildings in the district, the height is at an appropriate scale when looking at the nearby context of the VA Medical Center to the east, Garfield Lofts to the west, and Williams Pavilion to the north.

(2) Proportion of building's front facades.

Commercial buildings on the corner of John R and East Canfield Avenue are wider than tall; apartment buildings are generally taller than wide or as wide as tall. Single-family residences are slightly taller than wide or as tall as wide to their eaves; if including the roofs, they are taller than wide. The church on East Forest Avenue is taller than wide at its front façade, while its side elevations are much wider than tall. Commercial automobile garages are slightly wider than tall but, considered with the buildings abutting them, appear as part of a wider row.

Due to the nature of the site and mixed-use program, the proposed commercial and apartment building as a whole is wider than tall. Above the plinth, the façade of the upper residential levels is articulated with a series of projecting bays and [window/spandrel arrangements](#) that introduce verticality into the massing, relating to the existing apartment buildings in the district. The parking structure is located on the interior of the site, shielded from view by the apartment building from Garfield and John R Streets.

(3) Proportion of openings within the façade.

Storefront windows on commercial buildings and at the ground floor of the apartment building at 87-89 East Canfield Avenue are generally composed of large panes of plate glass above a concrete apron wall and beneath a transom. Entrance openings occupy a variety of positions among the storefronts. Each of the three storefronts, at 109-113-117 East Canfield Avenue, has a transomed three-part window configuration and a recessed doorway. Its southwest corner entry is on the diagonal, located behind a brick pier. The transom windows are visually subdivided by attached mullions and muntins. The transoms of the rehabilitated, former garage at 99 East Canfield Avenue are filled in with metal louver-like forms, while its central entrance is flanked by a storefront window. On apartment buildings with commercial uses on the first story, such as the Carver Hotel at 87-89 East Canfield Avenue, the residential units are accessed through a central entrance. Apartment buildings generally have individual window units above the ground floor that are often horizontally arranged by floor in a regular fashion, frequently in groups. Double-hung sash windows are twice as tall as they are wide and are sometimes arranged in groupings of two or three per opening. Casement windows with divided lights and steel frame windows also exist in the district. The

Revised text in blue

arched window opening above the first floor of the front façade, and four arched nave windows in its sides. Single-family houses feature a variety of window shapes and sizes. The percentages of openings ranges from 35 percent to 60 percent of the front façade areas of contributing buildings.

The John R and Garfield Street frontage of the commercial plinth is a continuous storefront, maximizing transparency for flexibility, visibility and safety. The storefront glazing and entrances are recessed behind support piers and levels above, creating clearly demarcated street entrances, similar to other commercial buildings in the district. The residential units are accessed through a central lobby entrance off Garfield Street and the parking structure.

The apartment building upper levels have individual windows that are proportional to the other apartment building windows in the district, approximately twice as tall as wide, and are arranged in vertical bays and a syncopating pattern recalling jazz rhythms and modes that are part of the cultural heritage of the Sugar Hill District. The projecting bays feature vertical proportioned windows that are arranged in a regular horizontal and vertical fashion, relating to The Garfield Building nearby. The percentage of openings on the front facades above the ground floor is approximately fifty (50) percent of the building façade area, which fits within the thirty-five (35) to sixty (60) percent range of the district.

(4) Rhythm of solids to voids in the front facades.

Openings within the façades are generally regularly arranged, horizontally by floor and vertically by bay, due to the classical stylistic derivation of most of the buildings and/or their steel frame and curtain wall construction. Where buildings with similar arrangements abut, the horizontal flow extends to the next building. A rhythm of storefronts at ground level adds to the flow of the buildings on the street level, as on the corner of John R Street and East Canfield Avenue. Both apartment buildings on John R Street between East Canfield and Garfield Avenues feature three-part bays extending the height of the buildings with one double-hung sash window per face, creating an undulating rhythm. The buildings constructed as single-family dwellings have greater variety in the placement of solids to voids, window sizes, and proportions. Windows are arranged in bays, dormers, towers,

Above the plinth of the apartment building, the façade of the upper levels is articulated with a series of projecting bays and vertical [window/ spandrel arrangements](#), relating to the projecting bays of the nearby apartment buildings at 4413 and 4425 John R Street.

(5) Rhythm of spacing of buildings on streets.

Gaps caused by building demolition alter any regular rhythm of spacing of buildings on streets that might have existed at a previous time. Most of the multi-unit apartment buildings occupy the full width of their lots. Where buildings abut, particularly at the corner of East Canfield Avenue and John R Street, a continuous flow of façades is created. Other, smaller-scale buildings often have small side lots, but, because gaps exist throughout the district, there is no identifiable rhythm.

The apartment building occupies the full width of its lot, similar to the other buildings in the district. Adjacent to our lot on the west side, and between the neighboring 71 E Garfield Artists' Studios, is an existing alley with planting. Our development will be improving this alley with trees, planting, paving, and outdoor furnishings.

(6) Rhythm of entrance and/or porch projections.

centered on and flush with their façades; single-family houses have steps leading to the front porch. Concrete slab balconies supported on metal beams have recently been created in the light wells along the sides of the apartment building at 87-89 East Canfield Avenue.

Commercial entrances are recessed behind and placed in between a colonnade, creating a strong rhythm to the storefront entries, complimenting the rest of the district. A continuous canopy exists above the storefront glazing.

(7) Relationship of materials.

The major materials in the district are brick and cast stone. Other major materials include concrete, metal, and glass. Face brick on the fronts of buildings often extends into the side elevations but changes to common brick for the majority of the sides and rear. The Palmetto Garage at 62 East Forest Avenue is faced with a limestone veneer in poor condition. The apartment buildings at 71 and 74 Garfield Avenue have decorative glazed terra cotta and 71 Garfield Avenue has a granite water table and foundation. Window frames, sash, and mullions are of wood or metal. Metal tie rods are visible on the façade of the apartment building at 87-89 East Canfield Avenue. Doors on revitalized commercial buildings tend to be aluminum-framed glass.

Exterior building materials include high-quality terra cotta-colored fiber cement panels, [dark](#)-colored metal panels, and glass. While most of the buildings in the district are brick, apartment buildings that once stood at 71 and 74 Garfield contained decorative glazed terra cotta. The canopy and colonnade of the ground floor of the apartment building will be [metal and](#) concrete, complementing the [metal and](#) concrete found in other buildings in and near the district. The parking structure will contain fabric mesh panels with art graphics designed by local artists on the west façade facing the green alley, relating to the artist designed façade of the Museum of Contemporary Art Detroit nearby and strengthening the art culture in the district.

(8) Relationship of textures.

A variety of textural relationship exists in the district, the most common being face brick or tapestry brick with mortar joints juxtaposed with cast stone trim and/or raised brick trim. Smooth glazed terra cotta tile and granite, where it exists, creates contrast with the brick. Side and rear elevations of apartment buildings generally change to common brick. Rich detailing in limestone or cast stone creates textural interest. Subdivided windows and repetitious window arrangements also contribute to textural effects. In general, the district is rich in textural interest.

The exteriors of the development are rich and varied in texture. The tight horizontal corrugations of the projecting bay finish contrast with the slightly larger scale vertical and smoother textures of the vertical fiber-cement joints; at the street level the smooth canopy and glass storefront contrast with the rough rubbed-finish exposed concrete colonnade. Like other building in the district the development uses materials of the age in varied textural patterns.

SUGAR HILL HISTORIC DISTRICT - ELEMENTS OF DESIGN

(9) Relationship of colors.

Natural brick colors, red, burnt orange, brown, light brown, buff, and beige, are major façade colors in the district. Light cast stone trim and concrete, where they exist, provide contrast to the darker materials. The York Apartments at 74 Garfield Avenue features multi-colored terra cotta panels. Color applied to window frames, sash, and mullions range from green, brown, gray, putty and black. The district is generally rich in the variety of coloristic effects. Green awnings, gray metal frames of storefront windows, light gray cladding, and black fencing and/or metal railings are recent features of the district.

The apartment building and parking structure's primary color will be burnt orange-red, similar to the district's overall color pallet. **Dark**-colored highlights will contrast the orange-red color, similar to the contrasting colors in the existing buildings in the district. The parking structure's west façade facing the green alley will contain a variation of colors as the panels will be designed by local artists. These colors will complement the bold blue of the adjacent restaurant building and the varied colors on the Museum of Contemporary Art Detroit nearby the district.

(10) Relationship of architectural details.

Architectural details are generally determined by the date, style and function of the buildings in the district. The single-family residential structures reflect the care in ornamentation and craftsmanship of middle-class homes built in the Late Victorian to Edwardian eras. Most apartment and commercial buildings, built in the early decades of the 20th Century, have details reflecting either simplified Classical Revival styles such as keystones, rosettas, fan windows, twisted columns and quoins; or Medieval substyles, including the Palmetto Garage at 62 East Forest Avenue with its sculpted Tudor motifs, and the church at 92 East Forest Avenue with simple Neo-Gothic features. Parapet walls of commercial buildings on the corner of East Canfield Avenue and John R Street feature raised pediments and corners, and decorative cresting and brickwork. The one building at 66 East Forest Avenue was designed in a minimalist International style. Many buildings throughout the district bear a nameplate with the name of the building integrated with its architectural design.

The architectural details of the development, like other buildings in the district, are likewise determined by period-specific styles and uses, although the architectural character of the building does references historic structures in and near the district, such as 71 E Garfield Artists' Studios and the Garfield Building. The articulated base and top, windows arrayed in vertical bays and high quality exterior materials create an architectural presence that reinforces the diversity of architectural styles found in the district while avoiding stylistic mimicry or pastiche.

(11) Relationship of roof shapes.

Most roofs in the district are flat and therefore generally not visible from the street, with the exceptions of the one religious structure that has a gable roof and single-family residences that may have various roof shapes depending on style with the main roof being hipped. The former garage at 92 West Forest is covered by a shallow barrel-vaulted wood truss roof structure.

The proposed roof will be flat and not visible from the street, similar to the other apartment and commercial buildings in the district.

(12) Walls of continuity.

Walls of continuity are created by the continuous flow of abutting buildings along the front lot lines, particularly as this occurs in the half-block extending north and east from the corner of East Canfield Avenue and John R Street. Continuity is broken where buildings have been demolished and vacant land exists. Lesser walls of continuity are created by modern street furniture, including steel lighting poles, parking meters, and trees along the tree lawn, where they exist.

The apartment building abuts the front and side property lines, creating a continuous flow, complementing the rest of the district. The green alley in between our site and neighboring 71 E Garfield Artists' Studios breaks this continuity between the two sites, connects Garfield Street with the N'Namdi Center and other destinations on E Forest Avenue., and activates the ground floor programs.

(13) Relationship of significant landscape features and surface treatments.

Where buildings are sited at their front lot lines, particularly on East Canfield Avenue and the southwest end of the district on East Forest Avenue, there are no landscape features between the buildings and the concrete public sidewalks. Where tree lawns exist between the public sidewalk and the street curb, they are planted with trees. Where apartment buildings are set back slightly from the public sidewalks, a shallow area of grass turf front lawn exists. Buildings originally constructed as single-family dwellings generally have shallow front lawns with plantings. Most of the curbs lining the streets are concrete, except for those on Garfield Avenue, which are brownstone. Where vacant lots are used for parking adjacent or across the street from the historic district, they are paved with black asphalt and sometimes fenced with tall black metal picket fencing. Other vacant lots in the surrounding area are fenced with chain-link.

The existing tree lawn on Garfield Street located between the sidewalk and street curb will be improved and planted with trees. No tree lawn exists nor is planned at John R Street, keeping with the rest of the district. **Concrete sidewalk paving** will be located between the property line and recessed retail storefront. The green alley will also contain **a plaza that connects** the 71 E Garfield Artists' Studios with the site and Garfield Street with destinations on E Forest Avenue.

(14) Relationship of open space to structures.

Open space generally exists in the form of public rights-of-way in the fronts of buildings, and the sometimes large expanses of open space resulting from building demolition. Where an adjacent building is no longer extant, the vacant lot is used as parking or is left unimproved. Lots along the rear property lines and alleys are frequently fenced with chainlink of varying heights. Above storefronts, on East Canfield Avenue at John R Street, modern awnings extend over the public sidewalks and new storefront lighting hangs over the awnings. The common area for retail signage is in a panel above the storefront openings.

The design maximizes ground level commercial opportunities, activating the sidewalks on both public street frontages as well as the green alley connecting Garfield Street with the N'Namdi Center for Contemporary Art and other destinations on E Forest Avenue.

(15) Directional expression of front.

Most front elevations of single-story buildings express horizontality, an impression reinforced by the repetition of similar storefronts along the street and the low height of the buildings. The front elevation of the single religious structure is emphatically vertical; the apartment buildings are generally vertical or neutral in directional expression, and single-family residential buildings are generally neutral in directional expression to their eaves.

In order to compliment the generally vertical directional expression of the existing apartment buildings in the district, the projecting bays and proportion and arrangement of windows in vertical bays introduce a vertical directional expression into the overall horizontal massing of the building.

(16) Rhythm of building setbacks.

Most buildings in the district are set directly on their front lot lines, the exception being two single-family dwellings that have setbacks for front yards. The Pandora Hotel, at 92 Garfield Avenue, is also set back since it was converted from a large single-family residence. Any rhythm that previously existed in the district, except for the concentration of the buildings on the north side of the block of East Canfield Avenue and the west side of John R Street, has been altered by mixed-use development and building demolition.

The building is set directly on its front property lines, similar to most buildings in the district, though the ground floor of the retail enclosure is set back slightly behind a colonnade and the levels above.

(17) Relationship of lot coverage.

Most buildings in the district are set directly on their front lot lines, the exception being two single-family dwellings that have setbacks for front yards. The Pandora Hotel, at 92 Garfield Avenue, is also set back since it was converted from a large single-family residence. Any rhythm that previously existed in the district, except for the concentration of the buildings on the north side of the block of East Canfield Avenue and the west side of John R Street, has been altered by mixed-use development and building demolition.

The development occupies most of its lot, similar to the other buildings in the district. Projecting bays and **vertical staggered window/spandrel arrangements** are introduced to modulate the visual mass of the project.

(18) Scale of façade and façade elements.

The scale of façade elements is appropriate to the style, size, and function of the buildings, and ranges greatly from building to building. The district is composed of small-scale commercial buildings with large expanses of storefront windows, single-family houses with moderately-scaled architectural elements and small-scaled details, and moderately scaled multi-unit apartment buildings with small to moderately scaled elements and details. In general, large elements, such as pilasters, embellished cornices, and window units, are often balanced with ornamental, repetitive small-scaled detail throughout the district. The church is moderately scaled for a religious structure.

SUGAR HILL HISTORIC DISTRICT - ELEMENTS OF DESIGN

The architectural articulation of the building- varied scales of projecting volumes, windows and cladding panels- modulates the visual mass of the project, creating a gradation in scale. This balance of large and small scaled detail is found in the other buildings in the district.

(19) Degree of complexity within the facades.

The degree of complexity ranges from the simple to moderately complex. Arrangements of windows, elements, and details within are generally regular and repetitive in nature.

The apartment building fronts on both Garfield and John R Streets, with highly articulated facades and continuous storefronts to support retail or restaurant uses, community spaces and other active uses. The articulated base and top, clearly demarcated street entrances, windows arrayed in vertical bays and high quality exterior materials create an architectural presence that reinforces the diversity of the architectural styles found in the district while avoiding stylistic mimicry or pastiche.

(20) Orientation, vistas, overviews.

The primary orientation of the buildings is towards the east-west side streets between Woodward Avenue and John R Street, with the exception of the two apartment buildings that front on John R Street and the commercial building entrance on the northwest corner of East Canfield Avenue and John R Street. Vistas towards the John D. Dingell Veterans Administration Medical Center to the east of the district and Wayne State University housing to the west terminate the vistas from the district facing east and west; Downtown Detroit to its south and Detroit's Cultural Center to the north place the Sugar Hill/John R Music and Art Historic District in an architecturally diverse and historic setting.

The proposed apartment building has a primary orientation on both John R Street and particularly Garfield Street, the east-west side street, since the green alley is accessed and visible from this street. This aligns with the primary orientation of the buildings in the district towards the east-west side streets between Woodward Avenue and John R Street.

(21) Symmetric or asymmetric appearance.

While most building façades above the first story are symmetrical, the district as a whole is asymmetrical in appearance due to the differences in architectural treatments, building scale, and major gaps in the streetscapes

In the district, most building facades above the first story are symmetrical, although the district as a whole is asymmetrical. The apartment building contains projecting bays that are somewhat symmetrical in appearance, yet the overall building is generally asymmetrical since the organization of the functional elements of the design is based on the specifics of the site, programmatic relationships and contextual cues.

(22) General Environmental character.

The small, two-block area of mixed use, sparsely occupied property consisting of 14 primary buildings (several empty), and vacant lots (many overgrown with weeds), shows signs of revitalization. At the corner of East Canfield Avenue and John R Street, commercial buildings and apartment buildings are newly back in use. Situated in Midtown, the Sugar Hill/John R Music and Art Historic District is a pocket of an area that has seen more recent development, such as that within the Detroit Medical Center and Wayne State University, and the adaptive reuse of older buildings, such as the Garfield Building and the David Whitney House, as well as the establishment and renewal of major cultural institutions, such as the Detroit Institute of Arts and MoCAD. Sandwiched between the Medical Center and the Cultural Center, the district is poised to undergo its own transformation as part of a revitalized Midtown.

As noted in the Final Report of the Historic District Advisory Board, the criteria for the creation of the historic district was that it was associated with important historic events- the culture that once thrived there- rather than specific physical architectural artifacts. Buildings in the district are noble yet simple structures, built by a community that did not have the resources for extravagant architectural expression but gave important purpose to those buildings: development of community and culture, as well as providing quality homes for the nurses, auto workers and service workers who often had limited housing options.

The Sugar Hill Mixed-Use Development is appropriate in this District because it will carry forward the community and cultural heritage of the neighborhood. It will create a new concentration of urban vitality in one of Detroit's most dynamic emerging districts, reflecting Detroit's rebirth as a pedestrian-oriented urban destination that is increasingly desirable for businesses, residents, and visitors. Housing, parking, and retail program elements support continuing investment in the arts and culture, education, and wellness assets of the community, while implementing proven strategies of inclusion and equity to help the neighborhood remain attainable and welcoming to all Detroiters.



BUILDING + CONTEXT - AERIAL VIEW FROM SOUTHEAST





BUILDING + CONTEXT - AERIAL VIEW FROM NORTHWEST



- North half of the Green Alley included in scope as flexible for multiple uses for community, residence, and future tenant.
- South half has trees removed that conflicted with geothermal discovered while excavating. Tress along Garfield to remain. Planters to be located at proximate locations of the previously planned trees.
- Direct connection to amenities North of the site
- Large Benches removed from scope. Tables, lights, and bike racks remain unchanged
- Planting bed area remains consistent but they are relocated based on the increased area being developed
- Design along John R. and Garfield remain unchanged
- Trees and planting beds West of site to remain
- Plant selections, pavers, and concrete spec to remain the same

LANDSCAPE - SITE PLAN





② EAST ELEVATION- JOHN R. STREET
1/8" = 1'-0"

Revisions

- SIDING SPEC FINALIZED
 - Hardie artisan 5/8" cement board rainscreen siding
 - Uses hardie support furring and trim components
 - Full warranty on siding system, not just the panel boards
 - Factory applied finish color - Foxy
- INSET PANEL REMOVED ABOVE WINDOWS
 - Painted hardie siding to match pattern
 - Panelized wood framing delays - in field framing of 2x4
 - Loss of wall insulating performance - NGBS Certification
 - Escalating wood prices
 - Hardie would not warranty the detail at "shoulders"
 - Hardie horizontal joint must occur at floor line
- ANDERSON 100 SERIES WINDOWS CHANGED
 - Andersen window sizes could not be customized
 - Andersen windows could not be mullered prior to shipping in field
 - Upgraded to commercial Quaker extruded vinyl windows
 - Higher quality commercial window
 - Steel reinforced frames and sashes
 - Finished, glazed and pre-assembled by Quaker



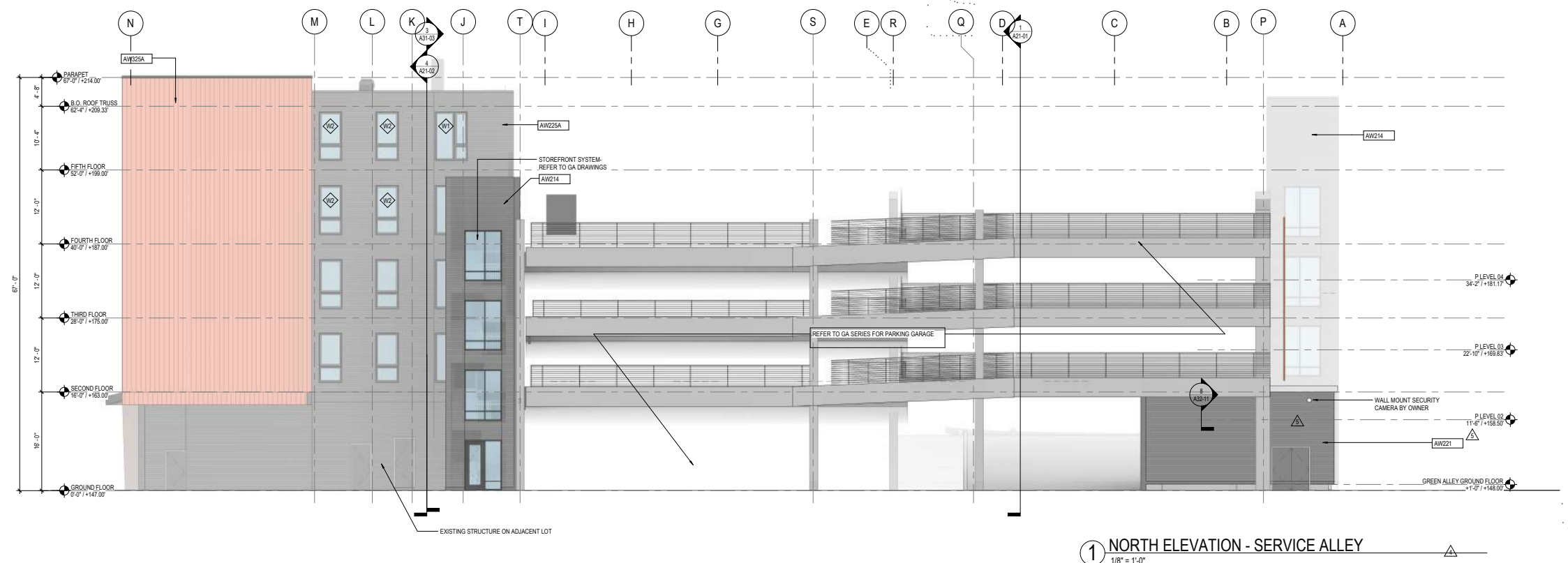
① SOUTH ELEVATION- GARFIELD STREET
1/8" = 1'-0"



② WEST ELEVATION- GREEN ALLEY
1/8" = 1'-0"

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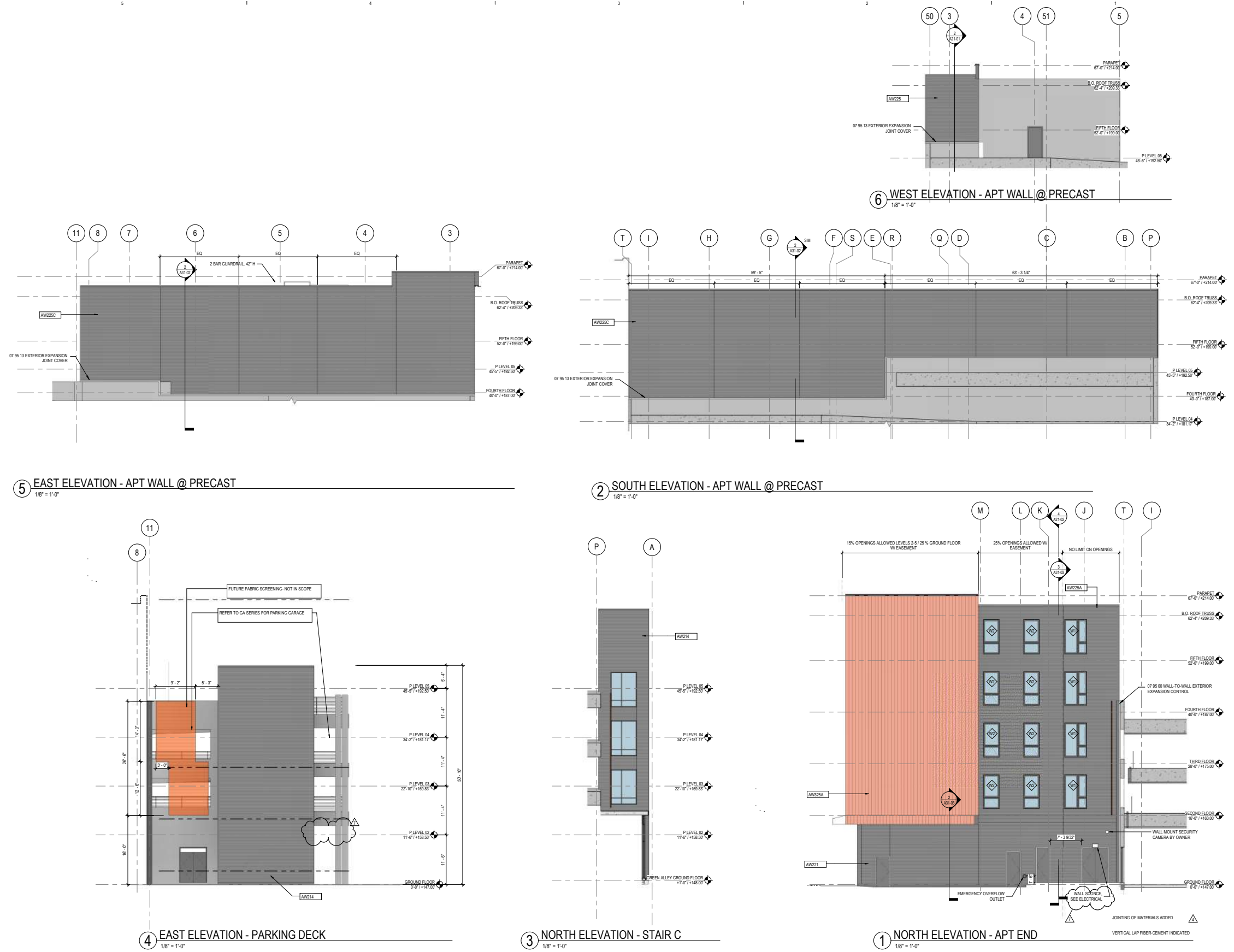


① NORTH ELEVATION - SERVICE ALLEY
1/8" = 1'-0"

ELEVATIONS REVISED FOR VERTICAL SIDING REVISION- INCLUDING WINDOW REVISIONS

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 - Hardie horizontal joint must occur at floor line
- ANDERSON 100 SERIES WINDOWS CHANGED
 - Andersen window sizes could not be customized
 - Andersen windows could not be mullered prior to shipping in field
 - Upgraded to commercial Quaker extruded vinyl windows
 - Higher quality commercial window
 - Steel reinforced frames and sashes
 - Finished, glazed and pre-assembled by Quaker





RENDERING - SOUTH EAST CORNER VIEW FROM JOHN R STREET



VIEW LOOKING NORTHWEST AT THE CORNER OF JOHN R & GARFIELD



VIEW LOOKING SOUTHWEST ALONG JOHN R



VIEW LOOKING NORTHEAST ALONG GARFIELD



- HARDIE ARTISAN VERTICAL SIDING FIBER CEMENT PANEL SYSTEM
- PAC-CLAD INSULATED CORRUGATED METAL
- FLOOR LINE JOINT
- PAINTED ACCENT CEMENT BOARD ABOVE WINDOWS
- QUAKER V300 SERIES CASEMENT WINDOW



QUAKER V300 CASEMENT WINDOW



PAC-CLAD 7/8" INSULATED CORRUGATED METAL CLIP SYSTEM

RESIDENTIAL



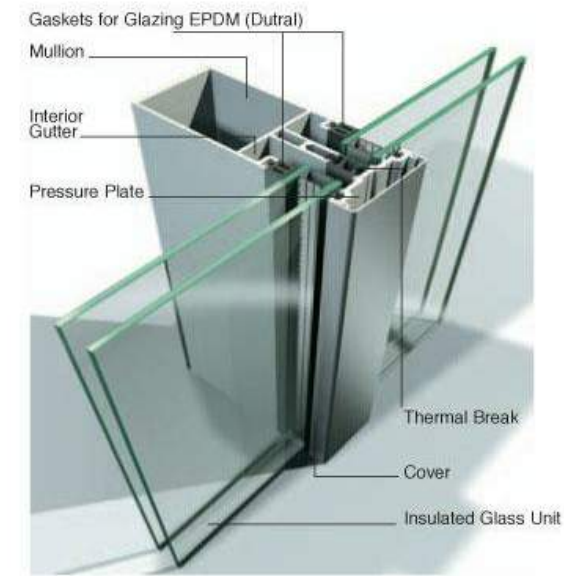
- ALUMINUM CLAD CANOPY
- ALUMINUM LOUVER INSERTS FOR TENANT HVAC
- THERMALLY BROKEN 2X4 ALUMINUM STOREFRONT SYSTEM
- THERMALLY BROKEN ALUMINUM FRAMED ENTRANCE DOOR WITH 1" INSULATING GLASS
- CONCRETE COLUMNS WITH NATURAL FINISH



HARDIE ARTISAN VERTICAL SIDING FIBER CEMENT PANEL SYSTEM



STOREFRONT ENTRANCE SYSTEM



STOREFRONT SYSTEM WITH INSULATING GLASS UNIT

RETAIL

MATERIALS



6.12.19 - HDC Presentation



7.14.21 - Revised and updated rendering illustrating the built condition

Revisions

- SIDING SPEC FINALIZED
 - Hardie artisan 5/8" cement board rainscreen siding
 - Uses hardie support furring and trim components
 - Full warranty on siding system, not just the panel boards
 - Factory applied finish color - Foxy
- INSET PANEL REMOVED ABOVE WINDOWS
 - Painted hardie siding to match pattern
 - Panelized wood framing delays - in field framing of 2x4
 - Loss of wall insulating performance - NGBS Certification
 - Escalating wood prices
 - Hardie would not warranty the detail at "shoulders"
 - Hardie horizontal joint must occur at floor line
- ANDERSON 100 SERIES WINDOWS CHANGED
 - Andersen window sizes could not be customized
 - Andersen windows could not be mulled prior to shipping in field
 - Upgraded to commercial Quaker extruded vinyl windows
 - Higher quality commercial window
 - Steel reinforced frames and sashes
 - Finished, glazed and pre-assembled by Quaker windows
 - Higher quality commercial window
 - Steel reinforced frames and sashes
 - Finished, glazed and pre-assembled by Quaker
 - exterior finish is black, interior finish is white
 - higher energy and waterproofing performance



EAST ELEVATION (JOHN R)

6.12.19 - HDC Presentation

Revisions

- SIDING SPEC FINALIZED
 - Hardie artisan 5/8" cement board rainscreen siding
 - Uses hardie support furring and trim components
 - Full warranty on siding system, not just the panel boards
 - Factory applied finish color - Foxy
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EAST ELEVATION (JOHN R)

7.14.21 - Revised and updated elevation illustrating the built condition

ELEVATION COMPARISON



SOUTH ELEVATION (GARFIELD)

6.12.19 - HDC Presentation

Revisions

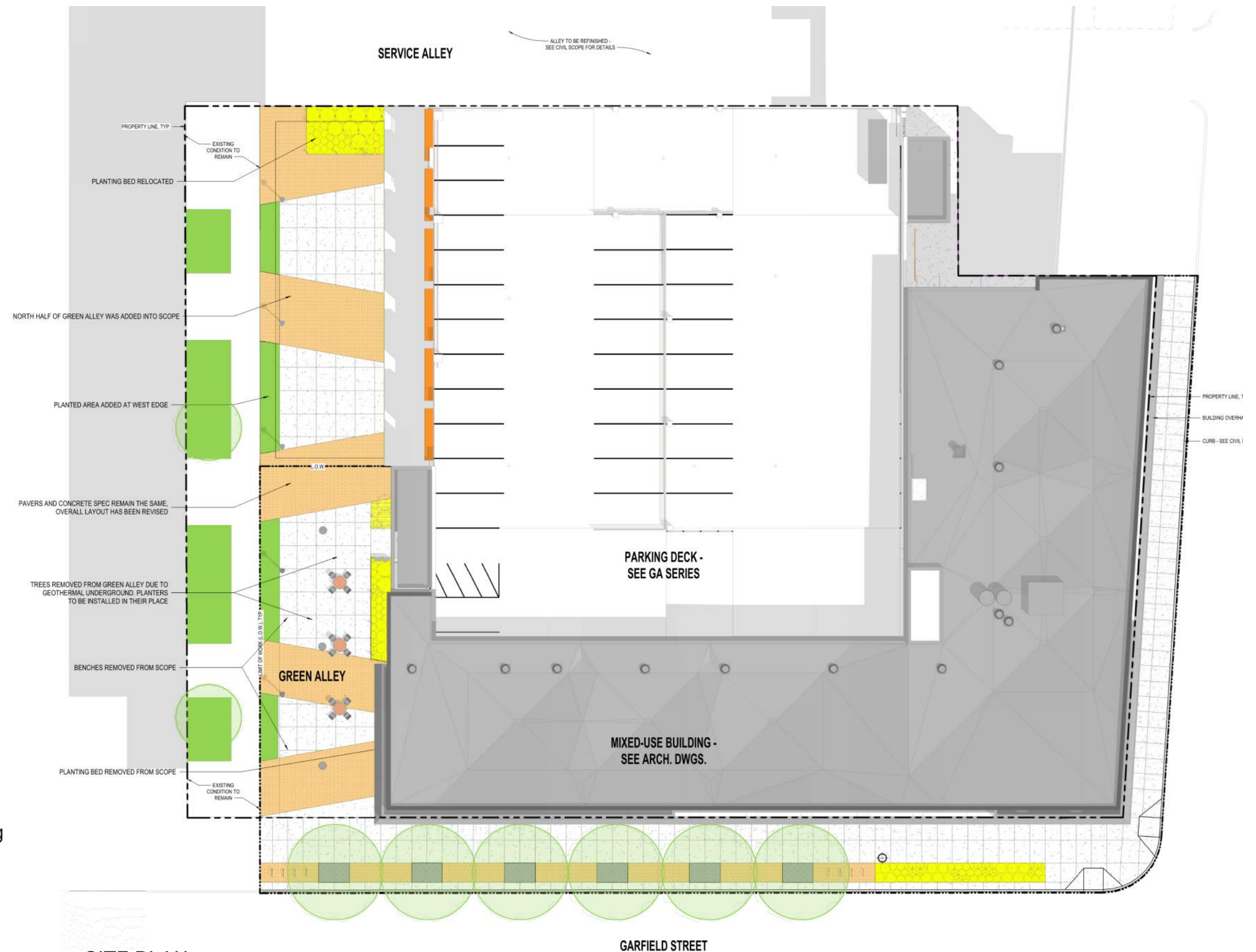
- **SIDING SPEC FINALIZED**
 - Hardie artisan 5/8" cement board rainscreen siding
 - Uses hardie support furring and trim components
 - Full warranty on siding system, not just the panel boards
 - Factory applied finish color - Foxy
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 - Finished, glazed and pre-assembled by Quaker



SOUTH ELEVATION (GARFIELD)

7.14.21 - Revised and updated elevation illustrating the built condition

ELEVATION COMPARISON



Revisions

- North half of the Green Alley included in scope as flexible for multiple uses for community, residence, and future tenant.
- South half has trees removed that conflicted with geothermal discovered while excavating. Trees along Garfield to remain. Planters to be located at proximate locations of the previously planned trees.
- Direct connection to amenities North of the site
- Large Benches removed from scope. Tables, lights, and bike racks remain unchanged
- Planting bed area remains consistent but they are relocated based on the increased area being developed
- Design along John R. and Garfield remain unchanged
- Trees and planting beds West of site to remain
- Plant selections, pavers, and concrete spec to remain the same

SITE PLAN

7.14.21 - Revised and updated site plan



SITE PLAN
6.12.19 - HDC Presentation

Revisions

- North half of the Green Alley was reserved for future day care facility - differed submission
- South half includes trees that conflicted with geothermal discovered while excavating
- No direct connection on this property to the amenities North of the site

LANDSCAPE - SITE PLAN 6.14.19



SUGAR HILL MIXED USE DEVELOPMENT

119 GARFIELD STREET
DETROIT, MI 48201

BULLETIN 3
OCTOBER 23, 2020

OWNER:

DEVELOP DETROIT

535 GRISWOLD STREET, DETROIT, MI 48226
313.960.7700

OWNER:

PRESERVATION OF AFFORDABLE HOUSING

1 N LASALLE STREET #1750, CHICAGO, IL 60602
312.283.0031

ARCHITECT OF RECORD:

**MCINTOSH
PORIS ASSOCIATES**

36801 WOODWARD AVE. STE 200, BIRMINGHAM, MI 48009
248.258.9346

DESIGN ARCHITECT:

**P E R K I N S
+ W I L L**

CIVIL ENGINEER:

STONEFIELD

607 SHELBY STREET, SUITE 200, DETROIT, MI 48226
248.247.1115

LANDSCAPE ARCHITECT:

PERKINS + WILL

411 W. CHAPEL HILL STREET, SUITE 200, DURHAM, NC 27701
919.433.5300

PARKING CONSULTANT:

RICH & ASSOCIATES

26877 NORTHWESTERN HWY, SUITE 208, SOUTHFIELD, MI 48033
248.353.5080

STRUCTURAL ENGINEER:

SDI STRUCTURES

275 EAST LIBERTY, ANN ARBOR, MI 48104
734.213.6091

MEP ENGINEER:

CLARK TROMBLEY RANDERS

504 S. CREYTS ROAD, SUITE B, LANSING, MI 48917
517.886.0550



G00-00
COVER SHEET

**EXTERIOR ELEVATION
GENERAL NOTES**

1. MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.

**EXTERIOR ELEVATION
LEGEND**

▲ EXTERIOR GLAZED OPENING TYPE. REFER TO A33 SERIES

AW101 ASSEMBLY TYPE. REFER TO A01 SERIES FOR DESCRIPTIONS

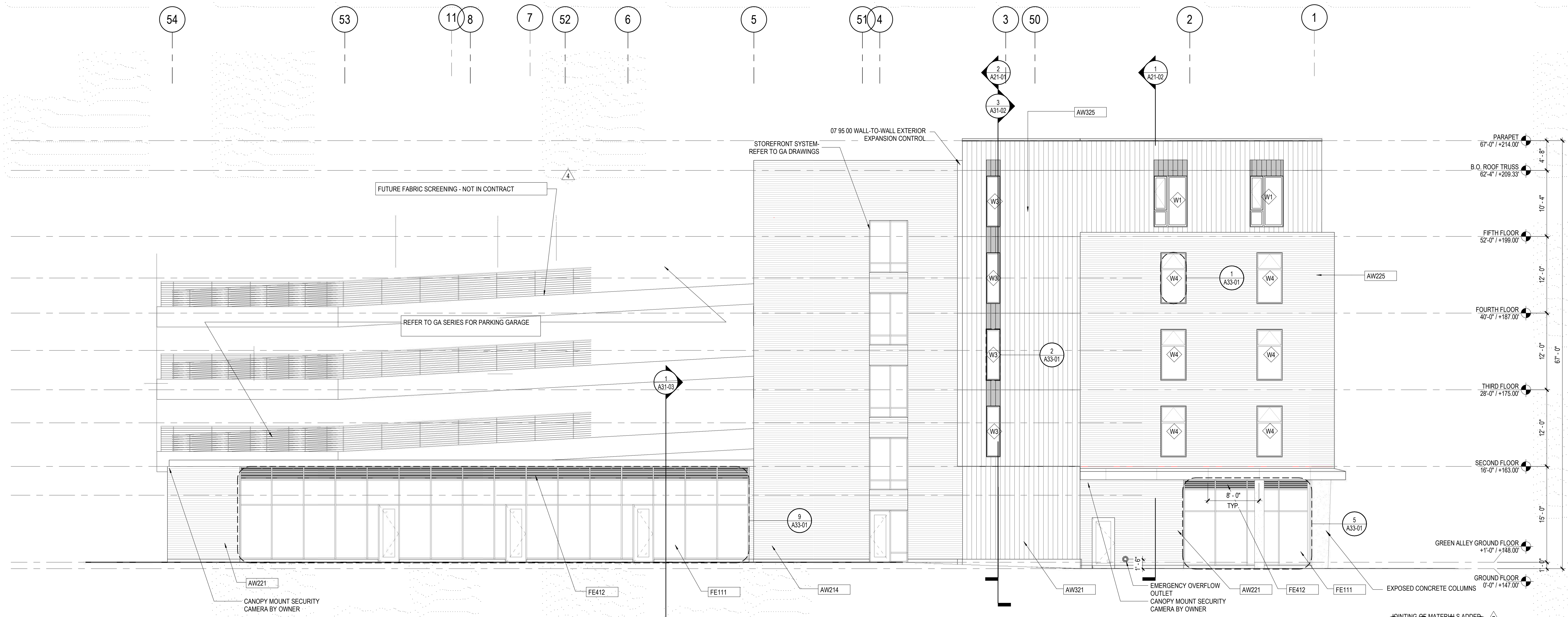


2 EAST ELEVATION- JOHN R. STREET
1/8" = 1'-0"

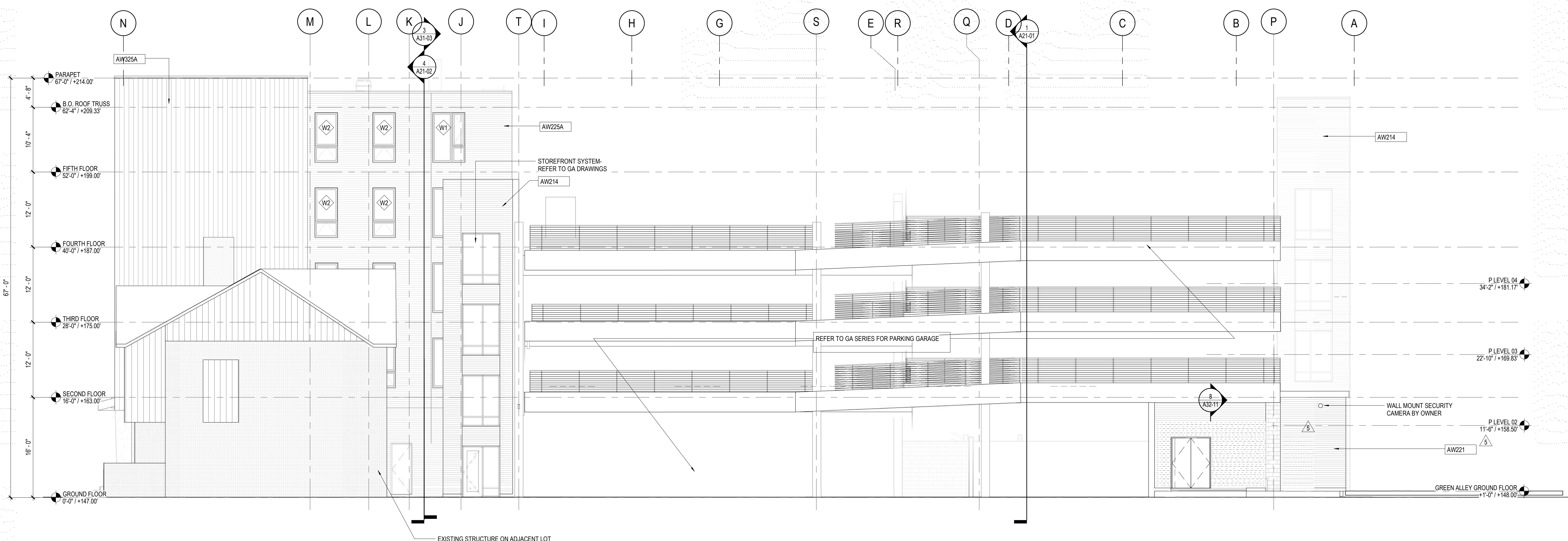


1 SOUTH ELEVATION- GARFIELD STREET
1/8" = 1'-0"

▲ ELEVATIONS REVISED FOR VERTICAL SIDING
REVISION- INCLUDING WINDOW REVISIONS

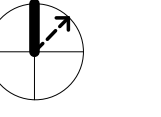


2 WEST ELEVATION- GREEN ALLEY
1/8" = 1'-0"



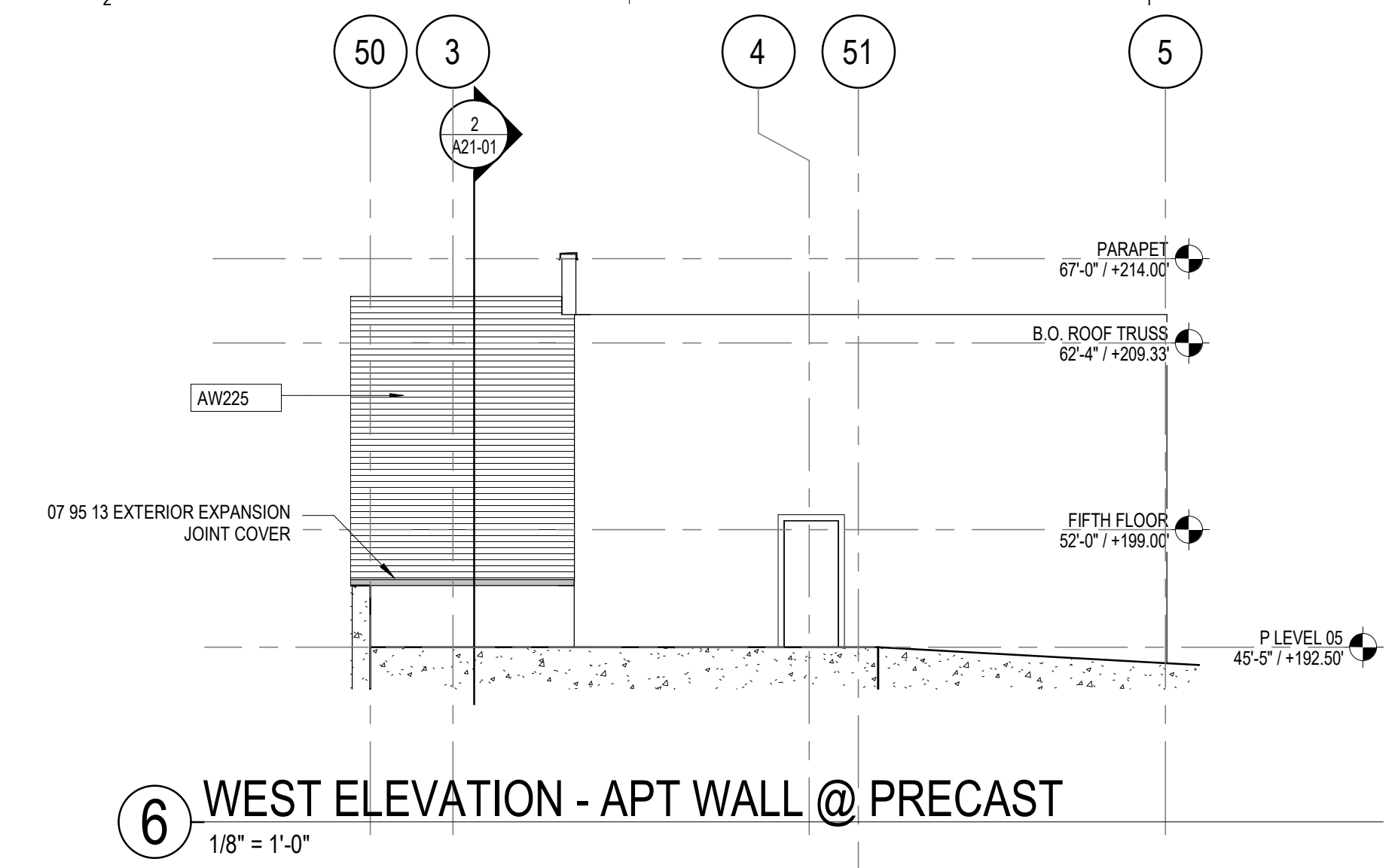
1 NORTH ELEVATION - SERVICE ALLEY
1/8" = 1'-0"

ELEVATIONS REVISED FOR VERTICAL SIDING
REVISION- INCLUDING WINDOW REVISIONS

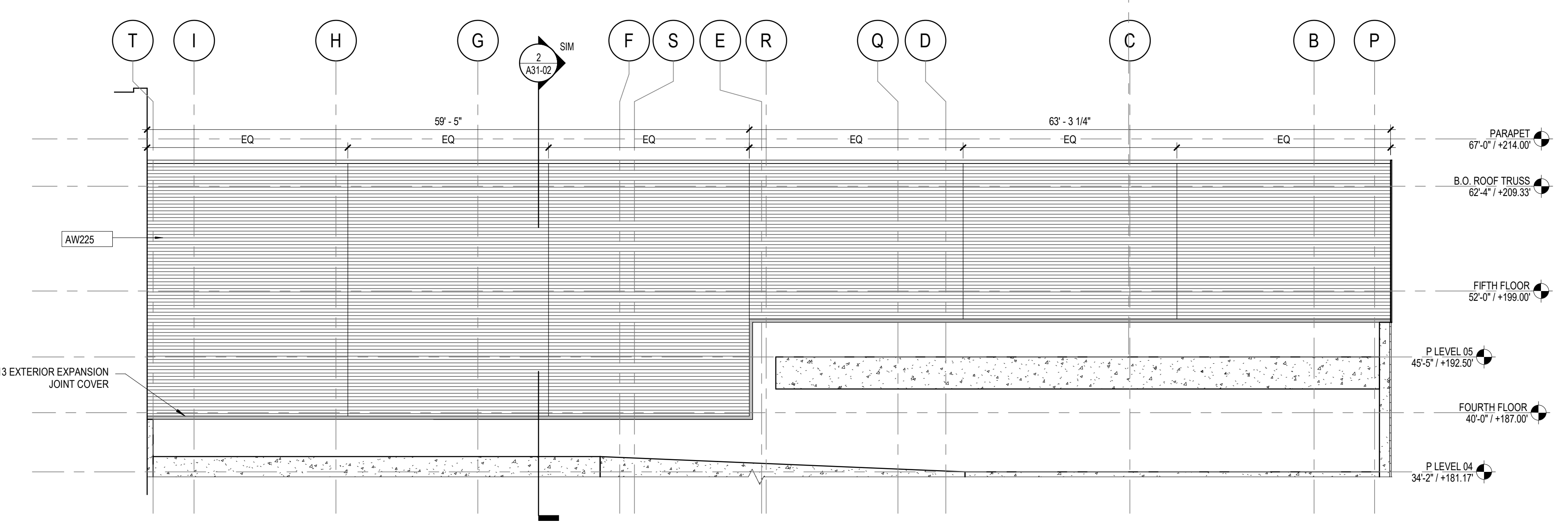


7	Bulletin 3	10/23/20
4	Bulletin 1	03/06/20
1	Appendix 1	10/14/19
02/08	02/08	02/08

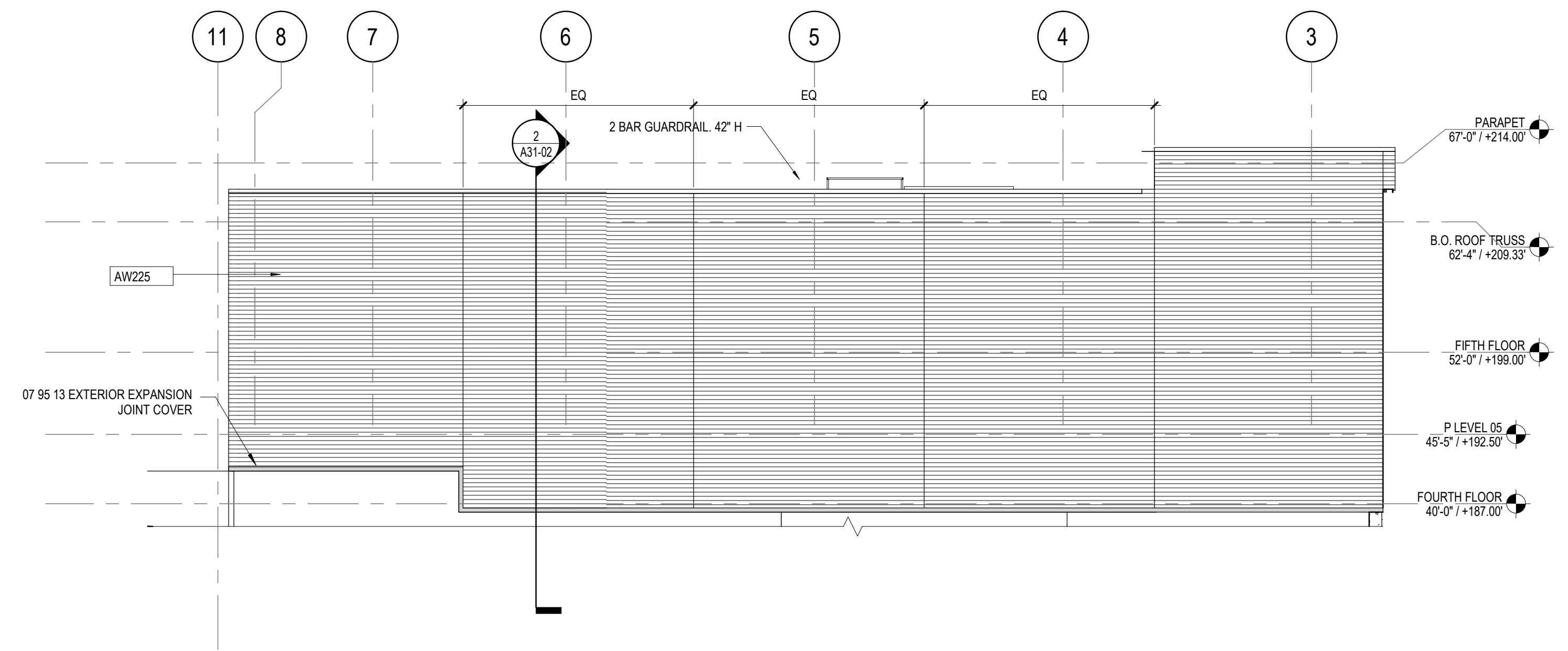
Job Number 830489.000
Drawn Author
Checked Checker
Approved Approver



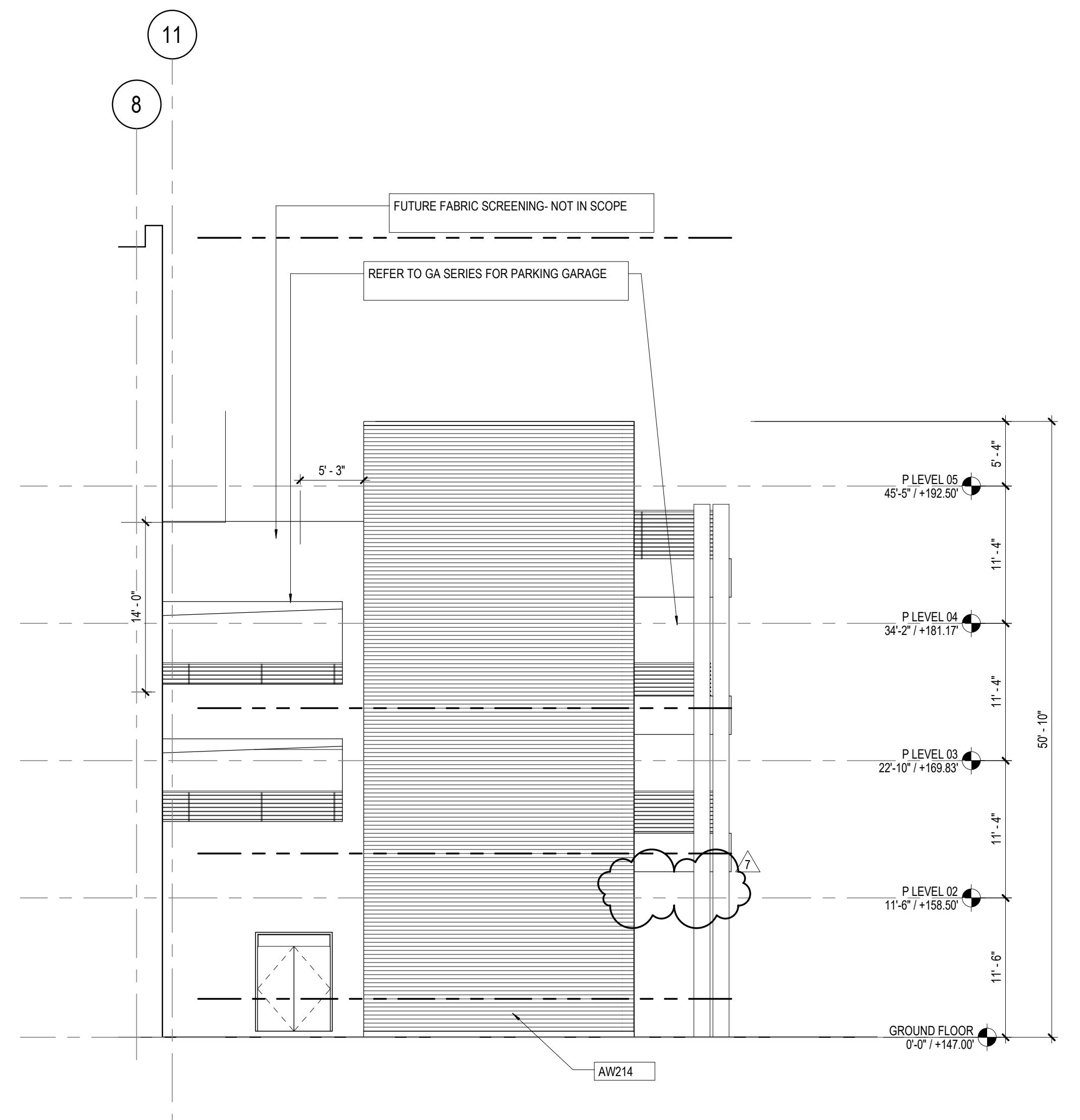
6 WEST ELEVATION - APT WALL @ PRECAST
1/8" = 1'-0"



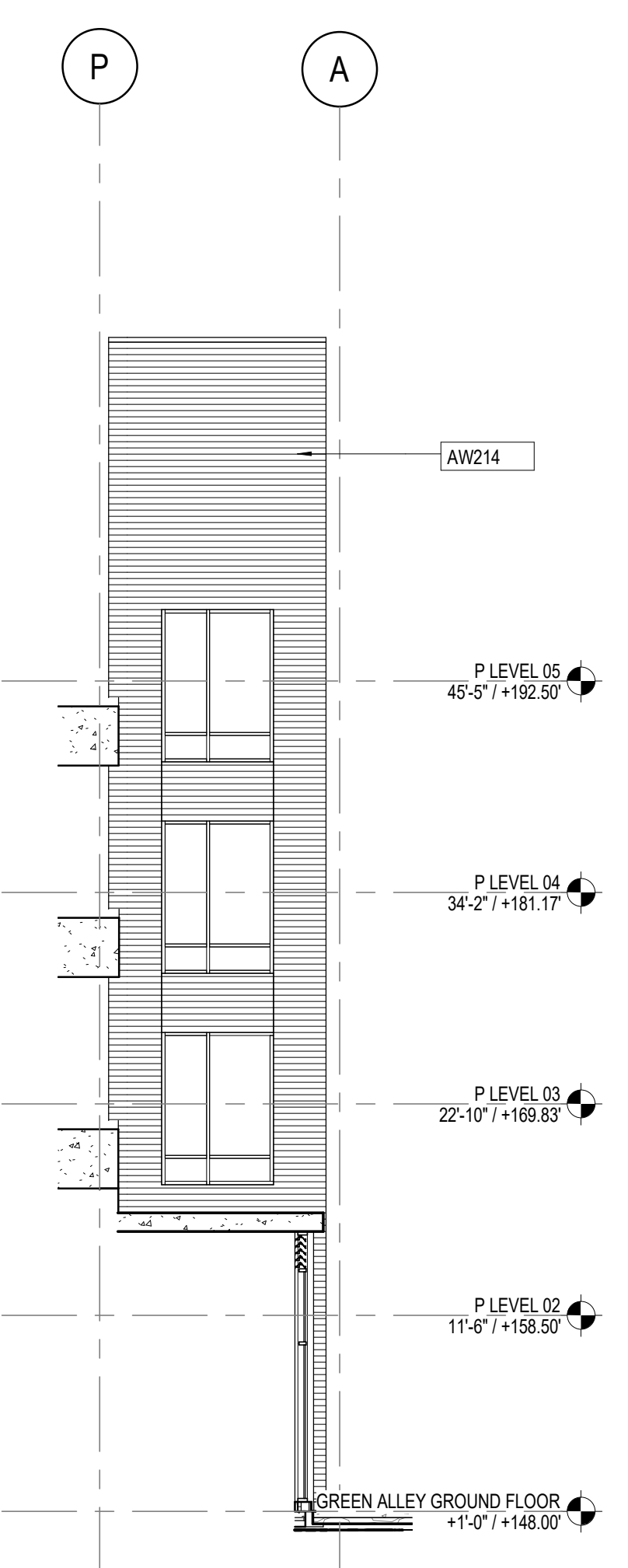
2 SOUTH ELEVATION - APT WALL @ PRECAST
1/8" = 1'-0"



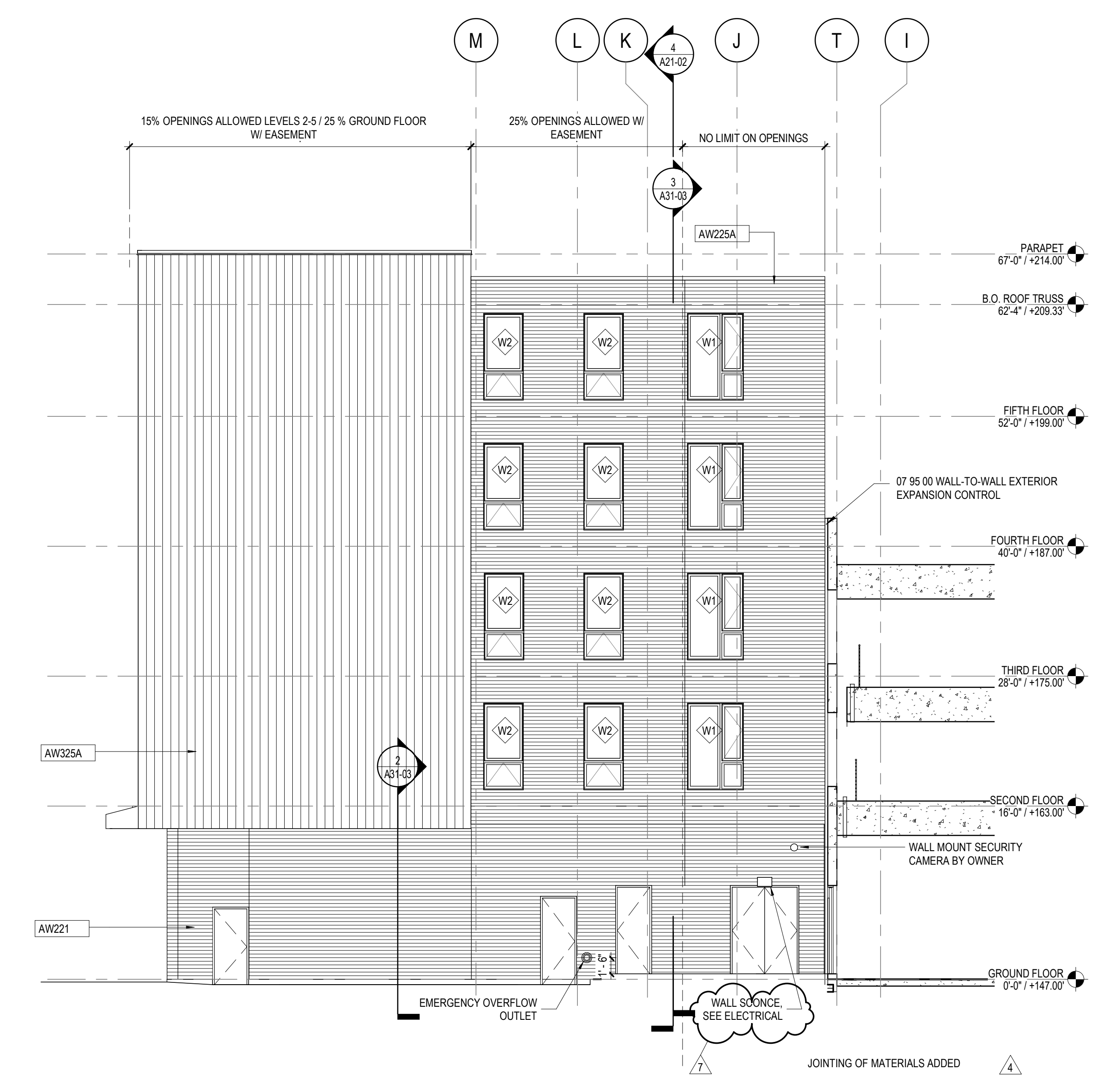
5 EAST ELEVATION - APT WALL @ PRECAST
1/8" = 1'-0"



4 EAST ELEVATION - PARKING DECK
1/8" = 1'-0"



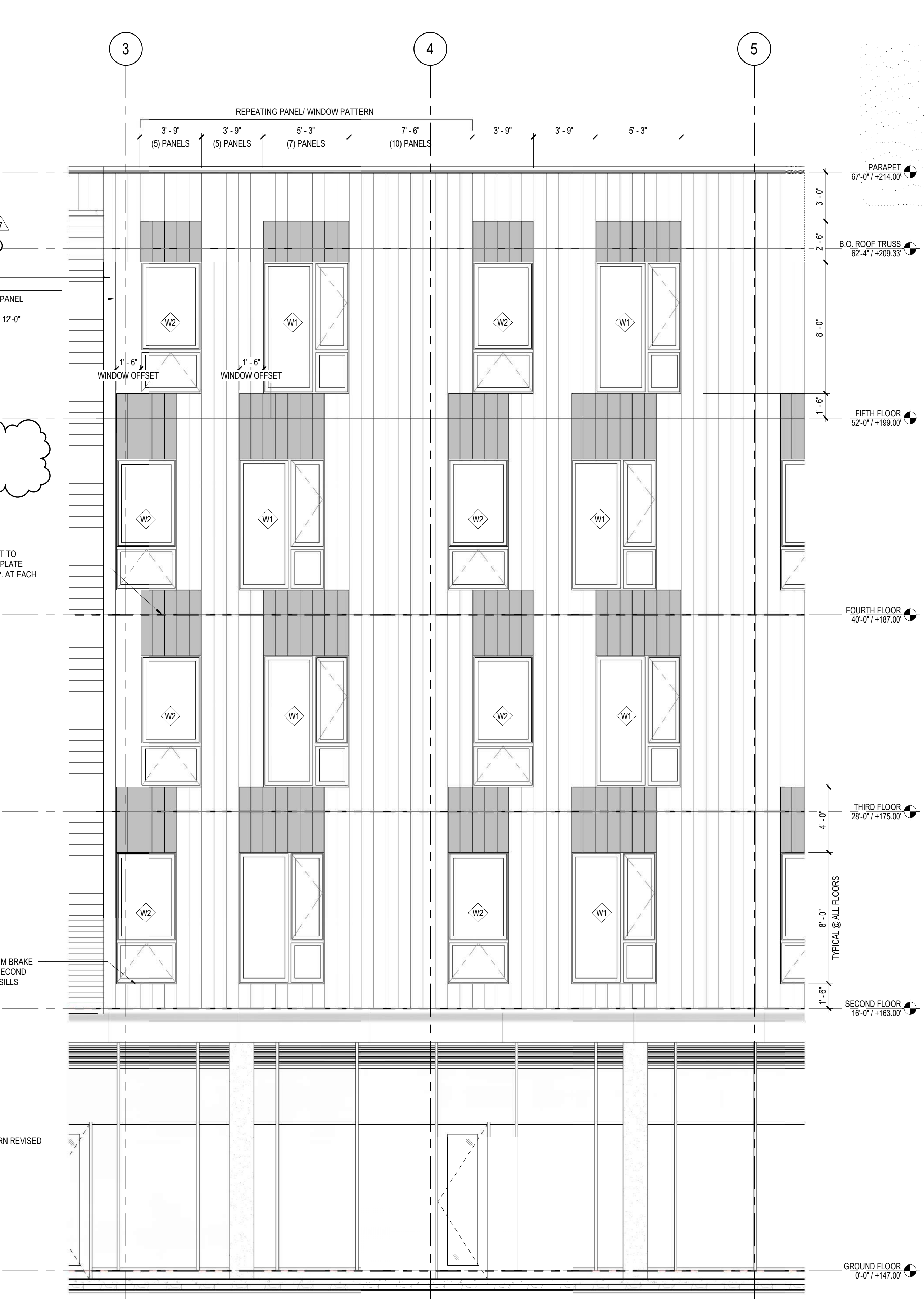
3 NORTH ELEVATION - STAIR C
1/8" = 1'-0"



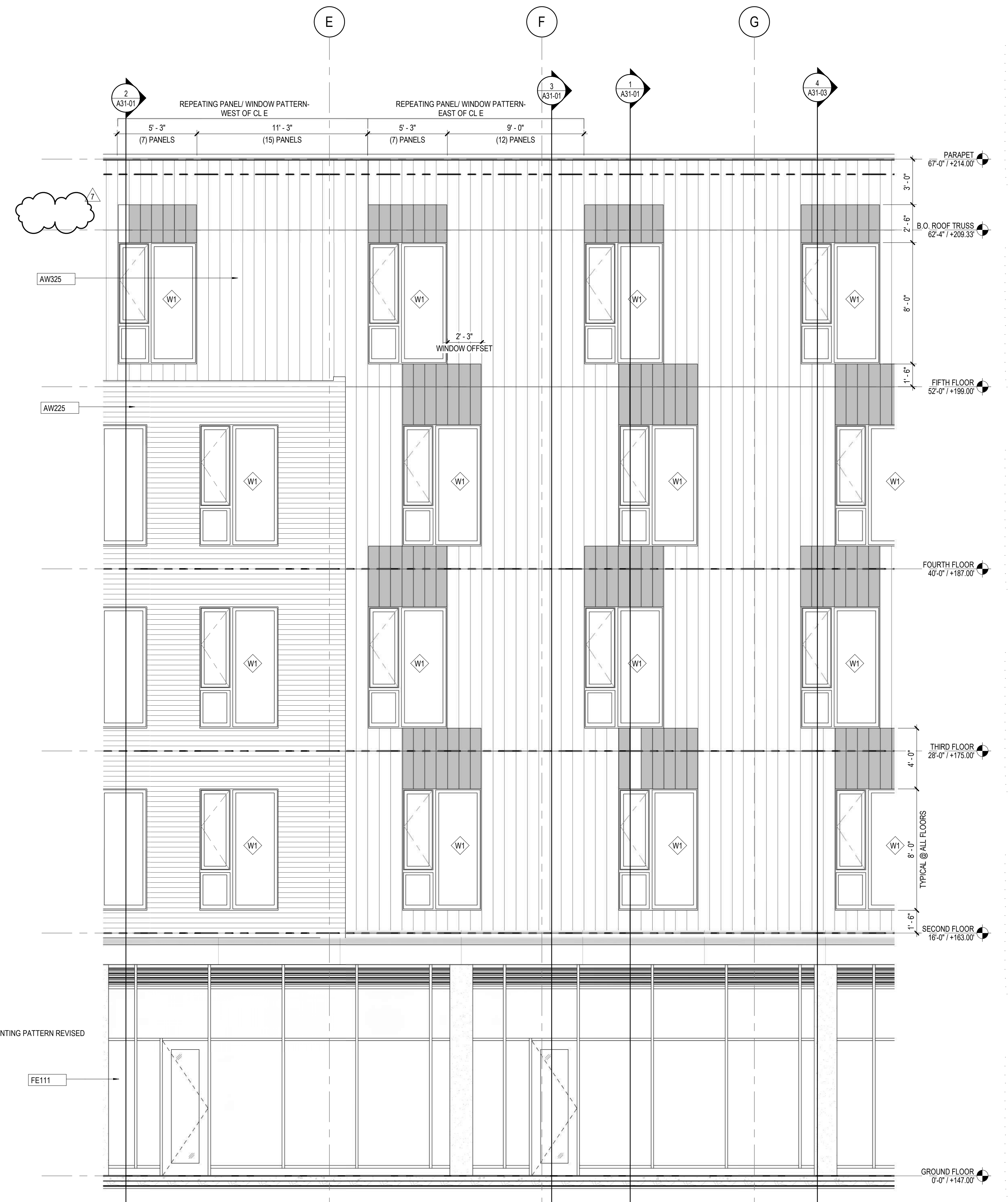
1 NORTH ELEVATION - APT END
1/8" = 1'-0"

7	Bulletin 3	10/23/20
4	Bulletin 1	03/05/20
1	Appendix 1	10/14/19
0000	DATE	DATE

Job Number	830489.000
Drawn	Author
Checked	Checker
Approved	Approver
TITLE	

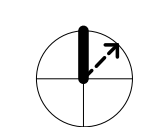
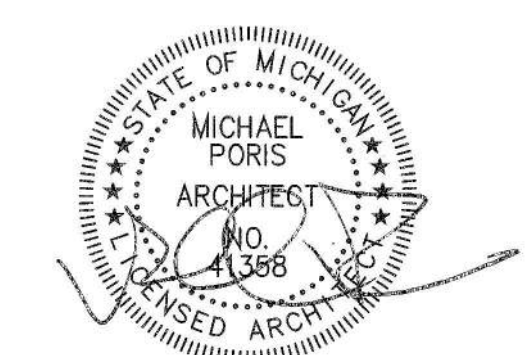


2 ENLARGED ELEVATION- JOHN R. STREET
1/4" = 1'-0"



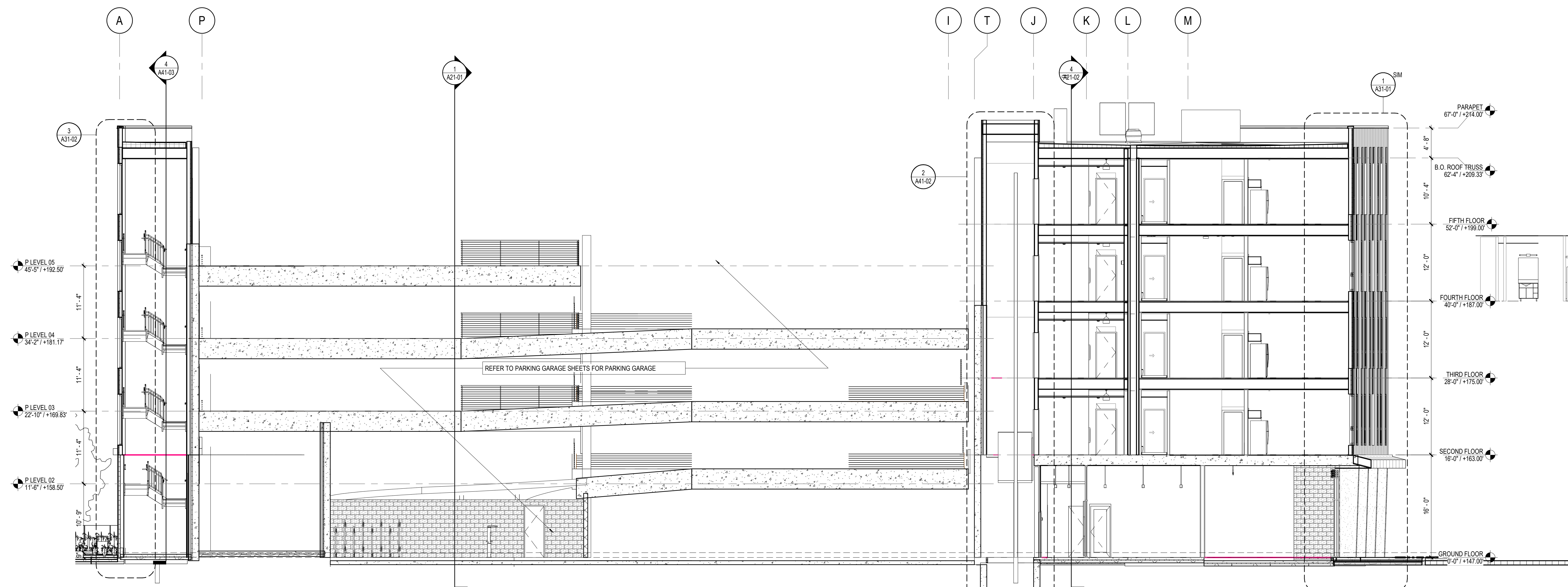
1 ENLARGED ELEVATION- GARFIELD STREET
1/4" = 1'-0"

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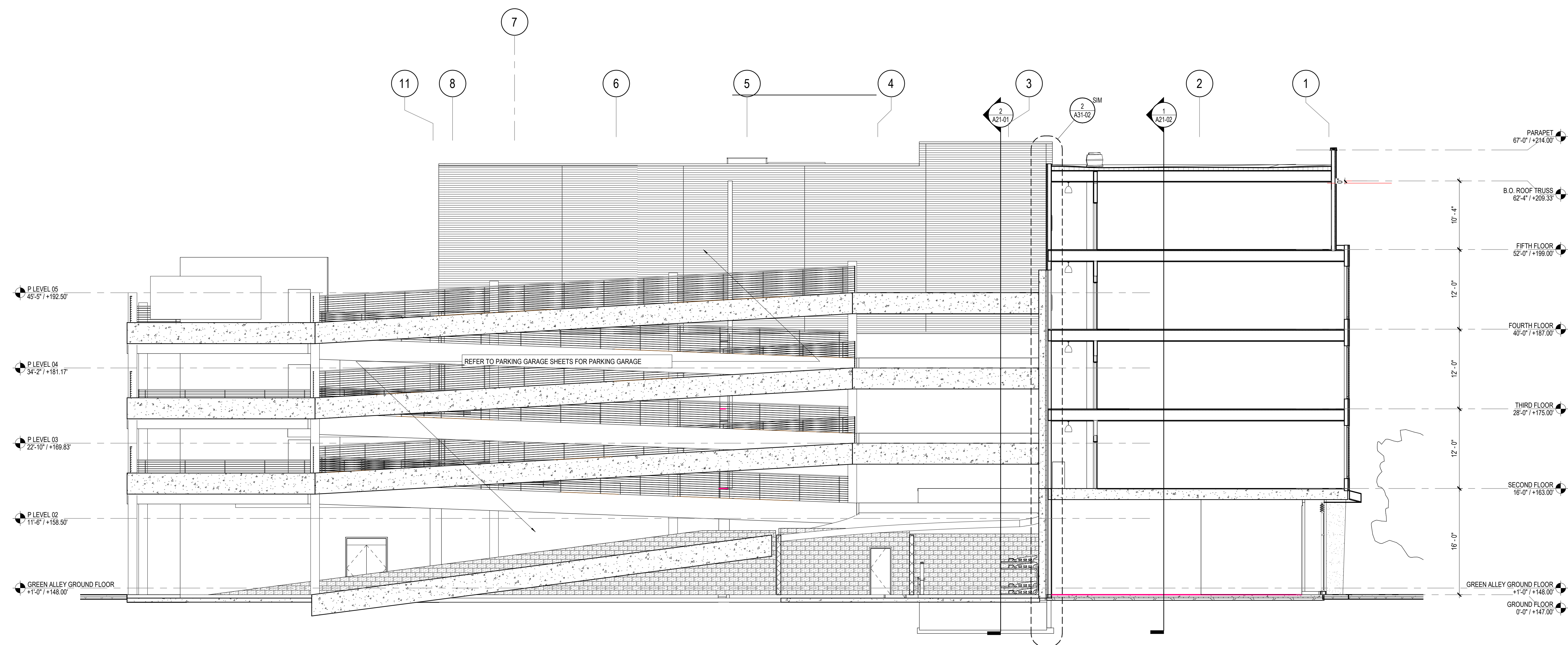


BULLETIN 1 & 2 MARCH 6, 2020

5	Bulletin 2	03/06/20
1/20/20	ISSUE	DATE
Job Number	830489.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	

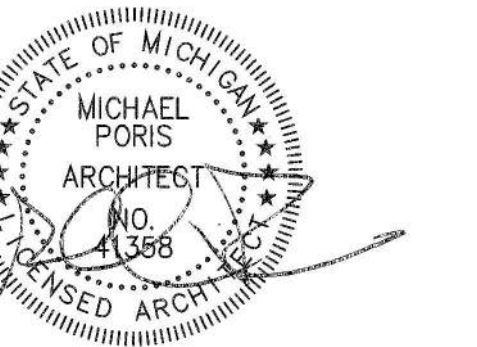


2 BUILDING SECTION - EAST/WEST
1/8" = 1'-0"



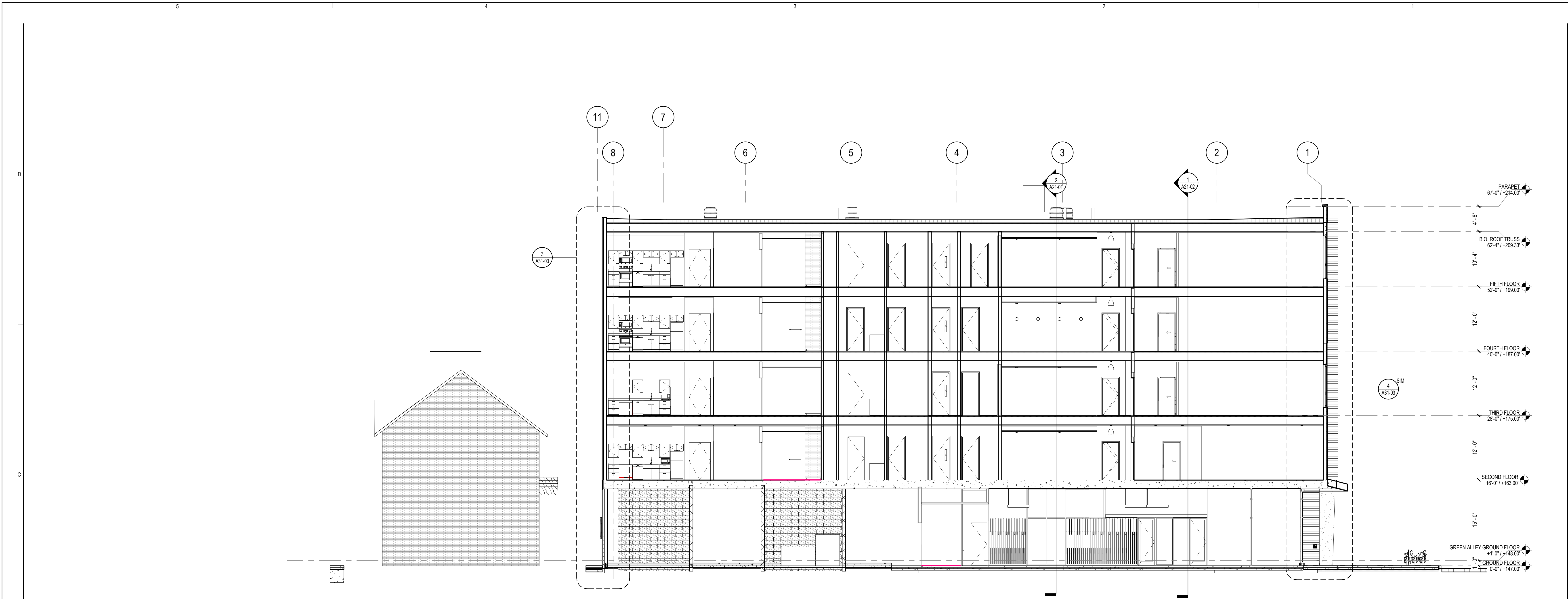
1 BUILDING SECTION NORTH/SOUTH
1/8" = 1'-0"

WALL SECTION CALLOUTS ADDED

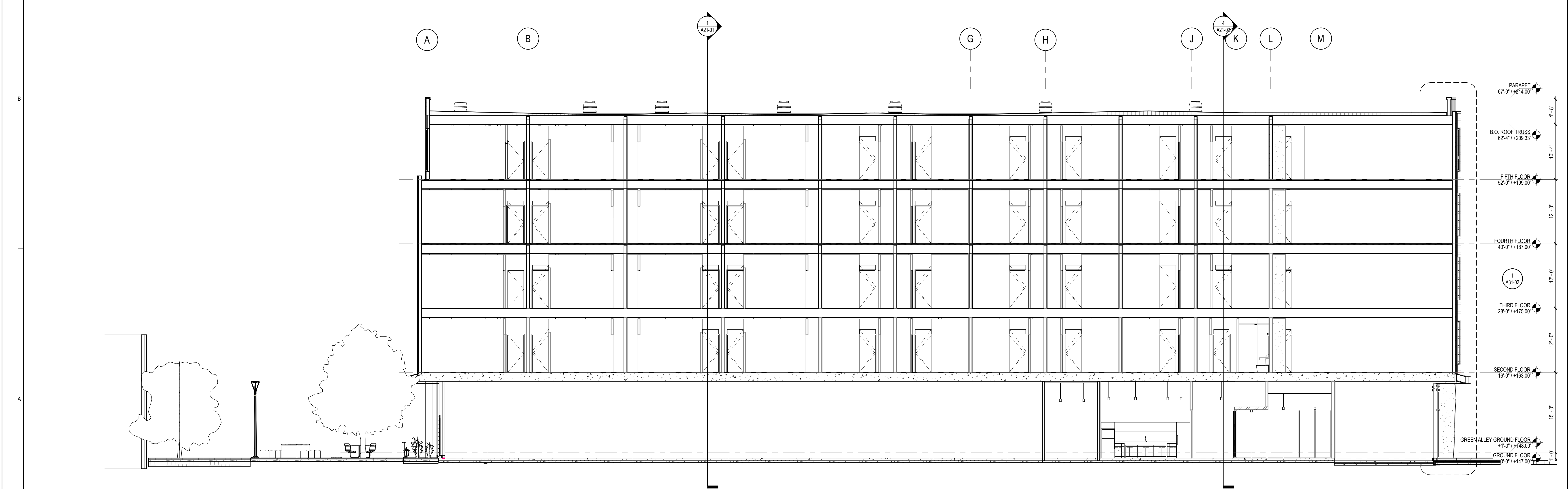


BULLETIN 1 & 2 MARCH 6, 2020

5	Bulletin 2	03/06/20
1	ISSUE	DATE
Job Number	830489.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

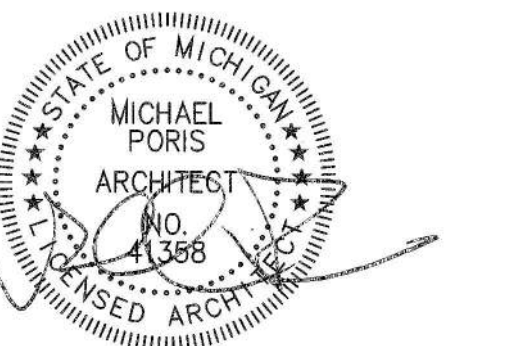


4 BUILDING SECTION - NORTH/ SOUTH
1/8" = 1'-0"



1 BUILDING SECTION - EAST/WEST
1/8" = 1'-0"

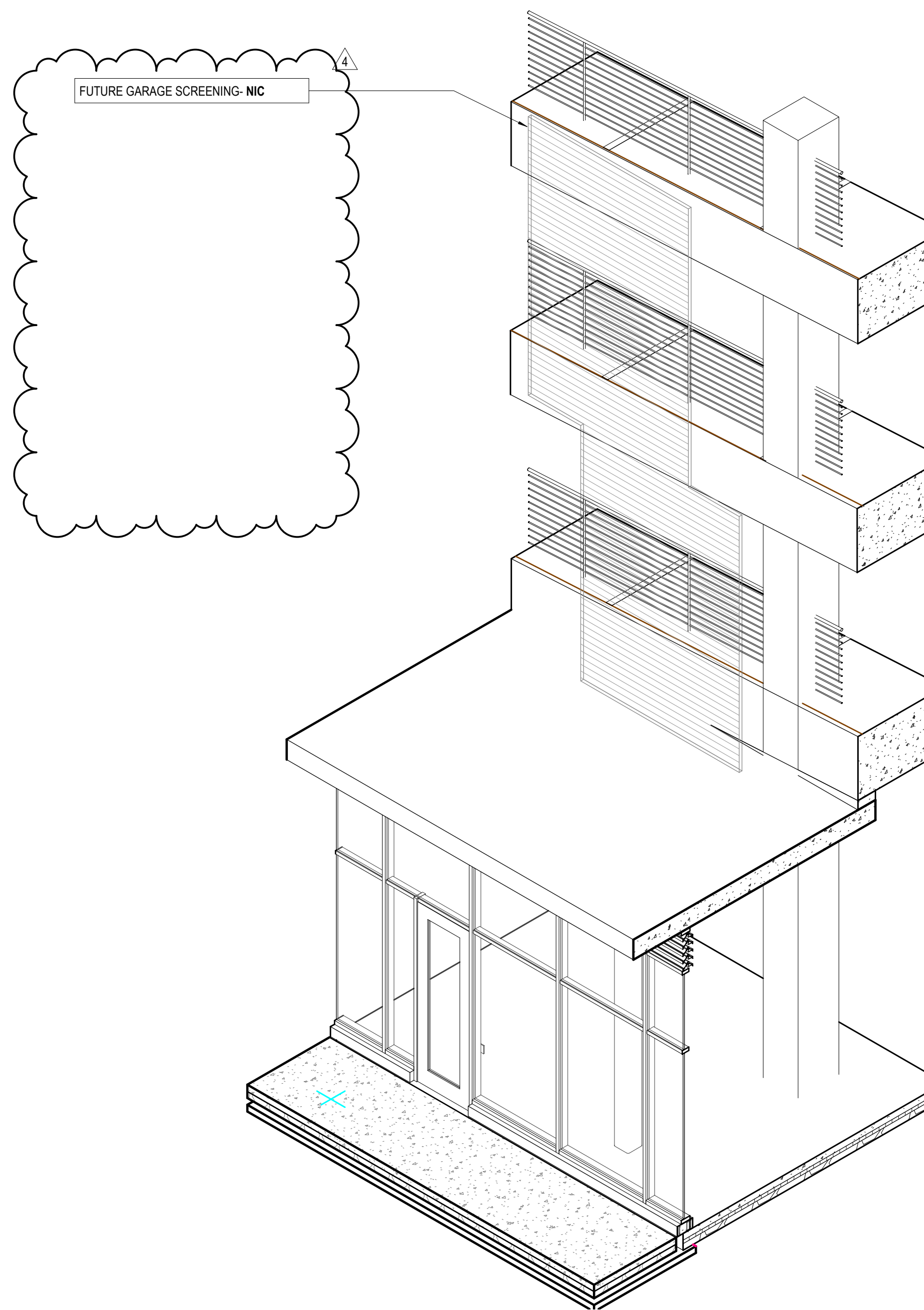
WALL SECTION CALLOUTS ADDED



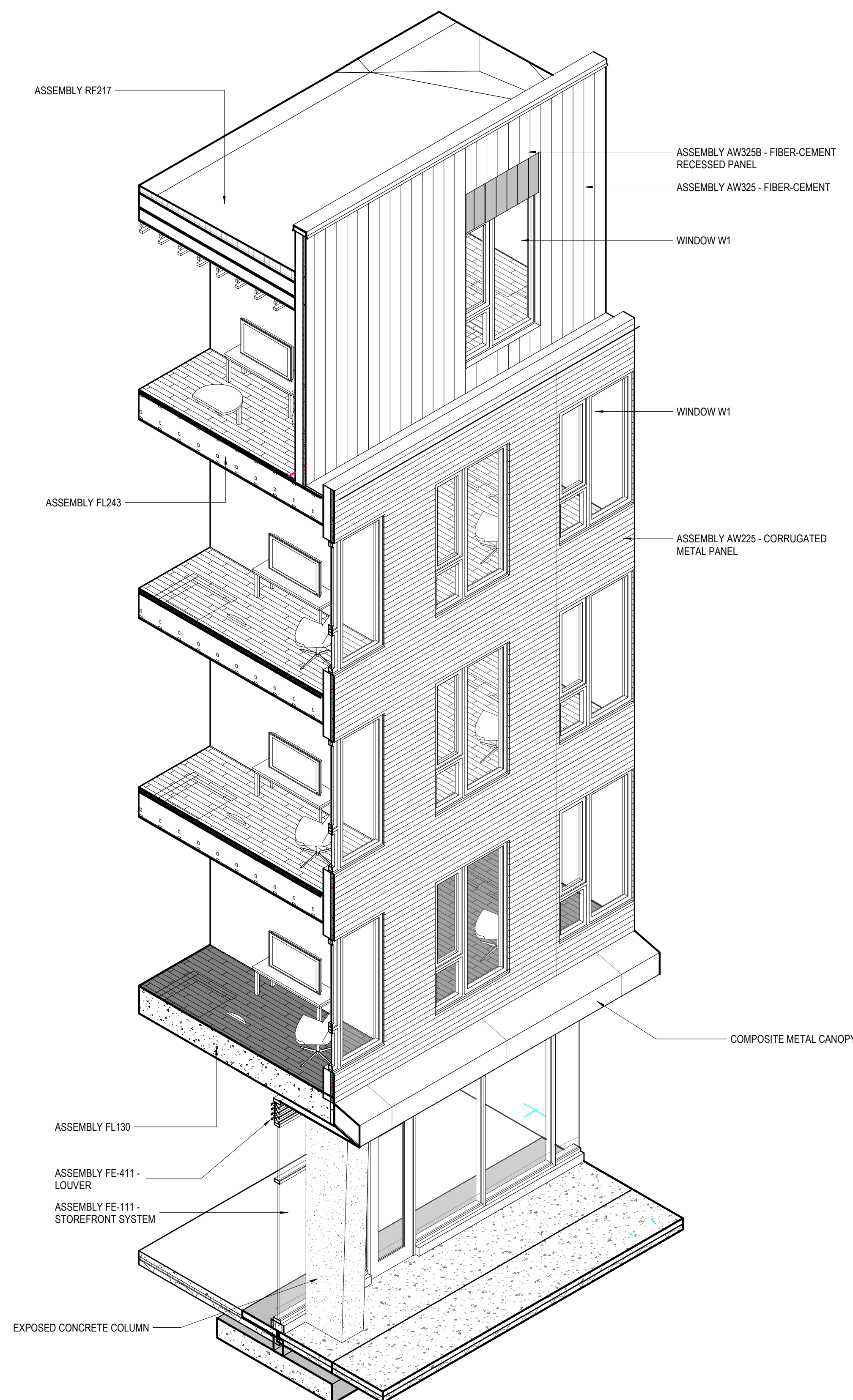
NO.	DATE	ISSUE	BY
4	Bulletin 1	03/06/20	CPW

Job Number 830489.000
 Drawn Author
 Checked Checker
 Approved Approver

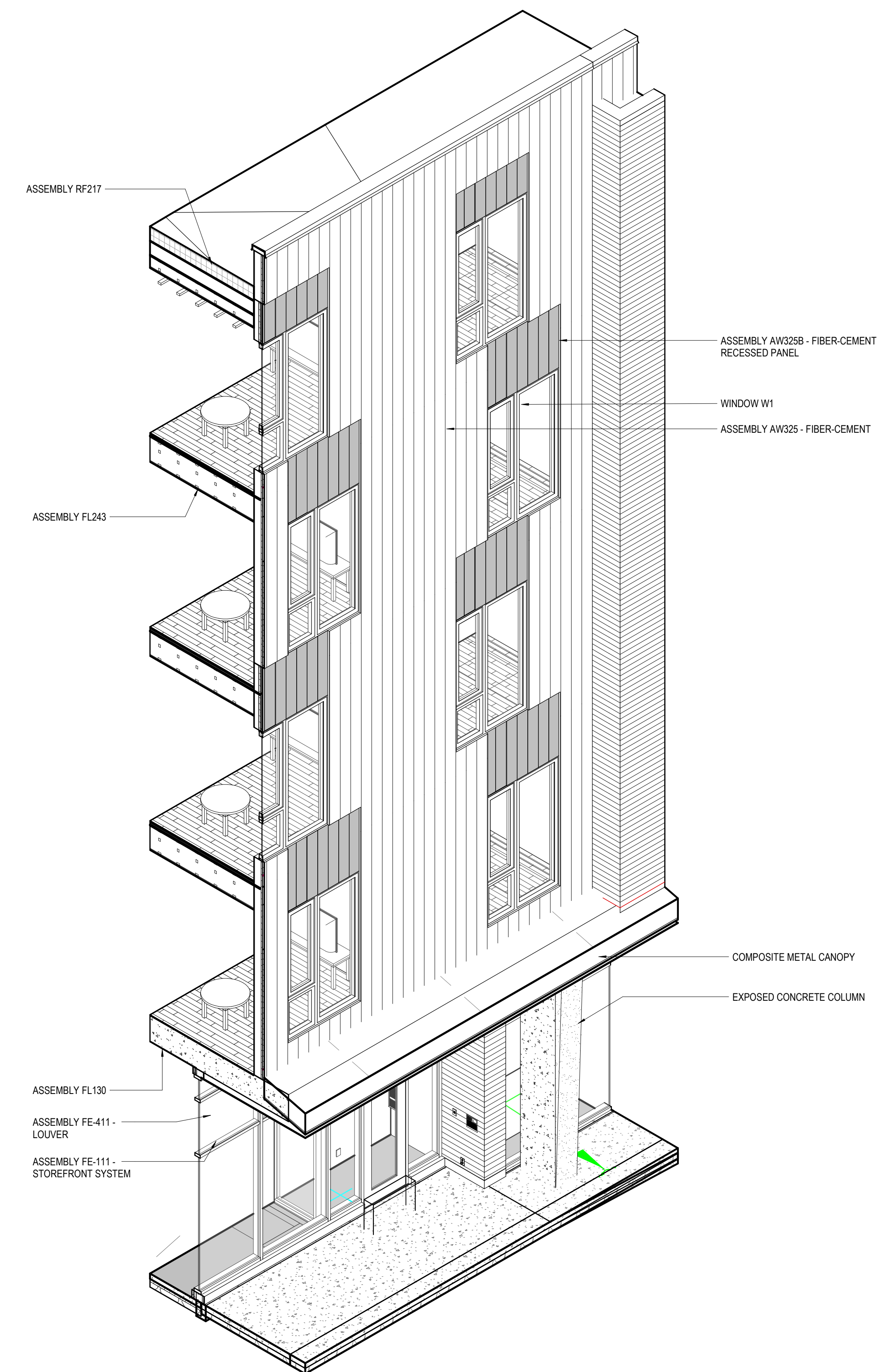
**WALL SECTION/ AXONS
TYPICAL**



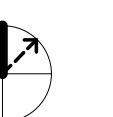
③ GARAGE SCREENING AXON



② WALL SECTION AXON - GARFIELD STREET

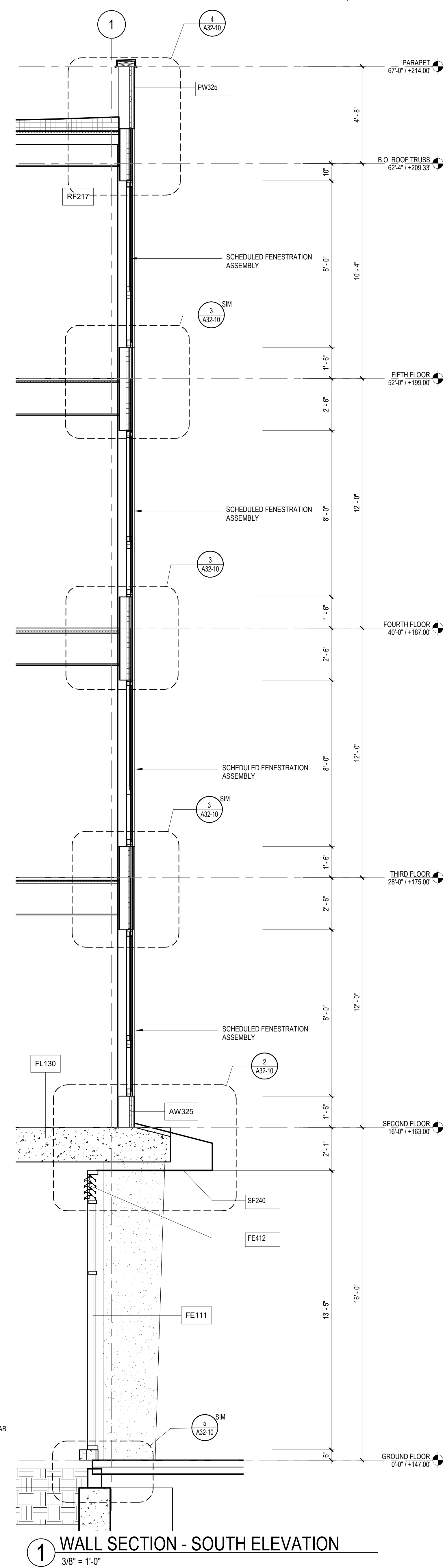


① WALL SECTION AXON - GARFIELD STREET

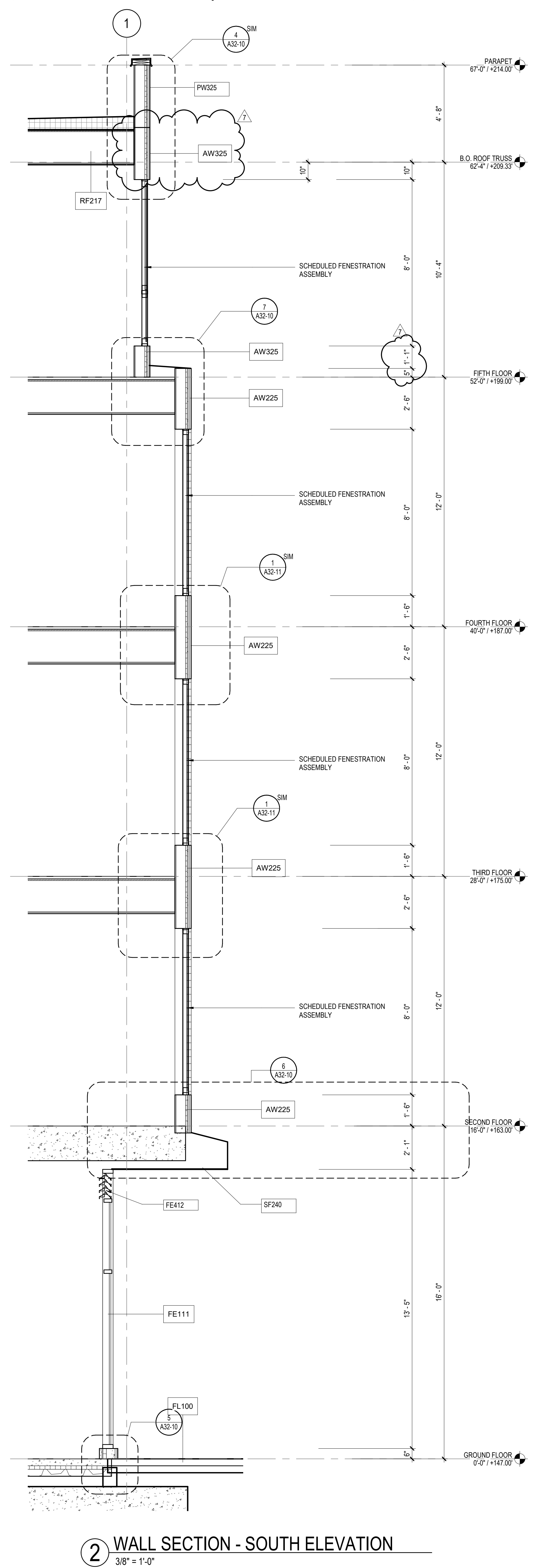


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4	Bulletin 1	03/26/20
1	ISSUE	03/16/20

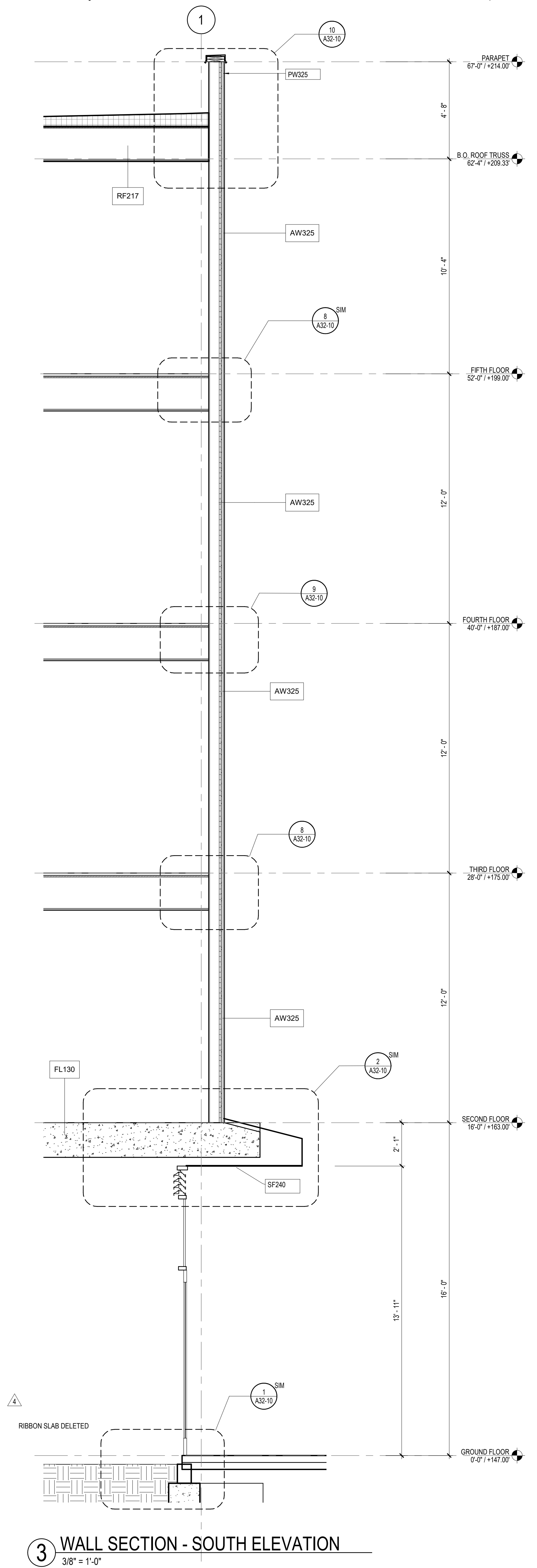
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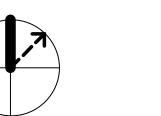
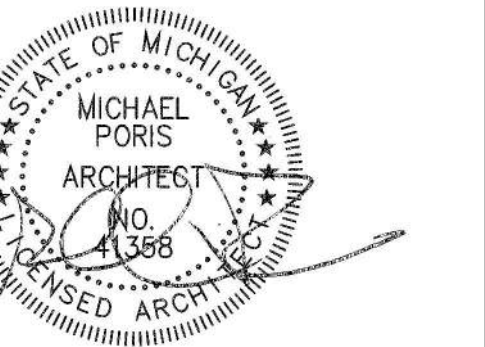
1 WALL SECTION - SOUTH ELEVATION
3/8" = 1'-0"



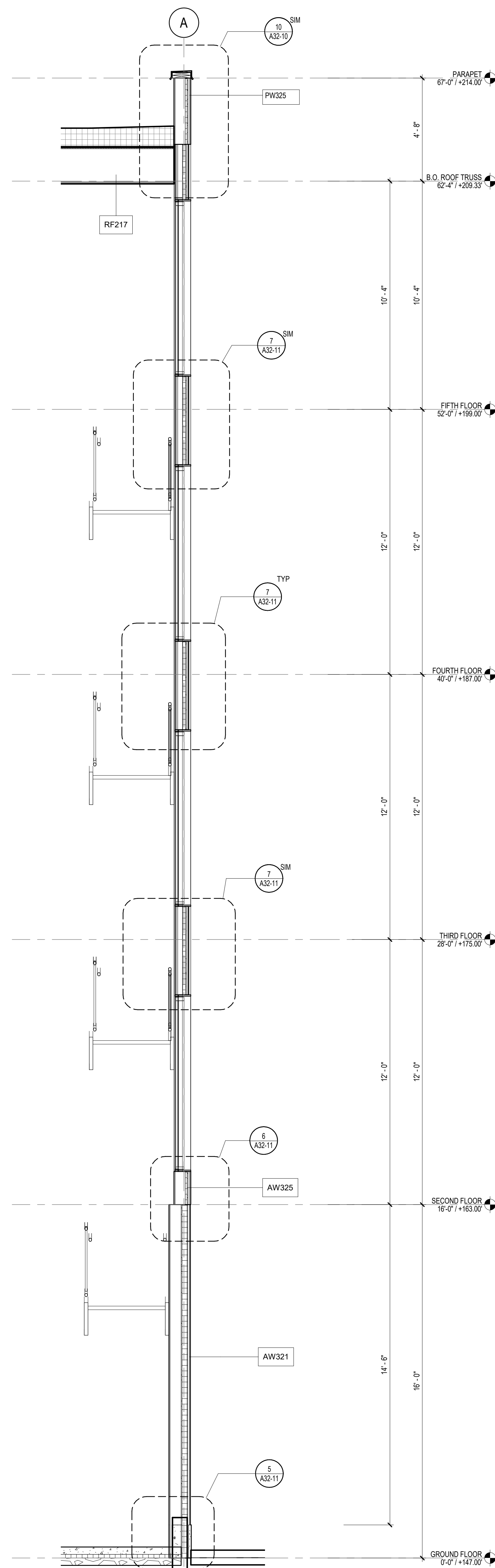
2 WALL SECTION - SOUTH ELEVATION
3/8" = 1'-0"



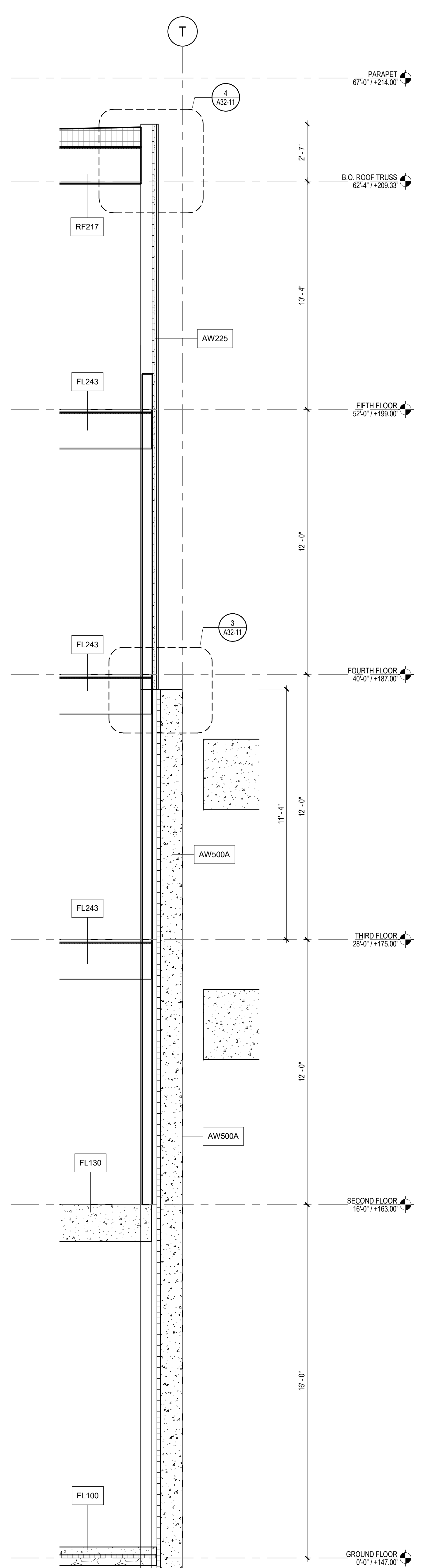
3 WALL SECTION - SOUTH ELEVATION
3/8" = 1'-0"



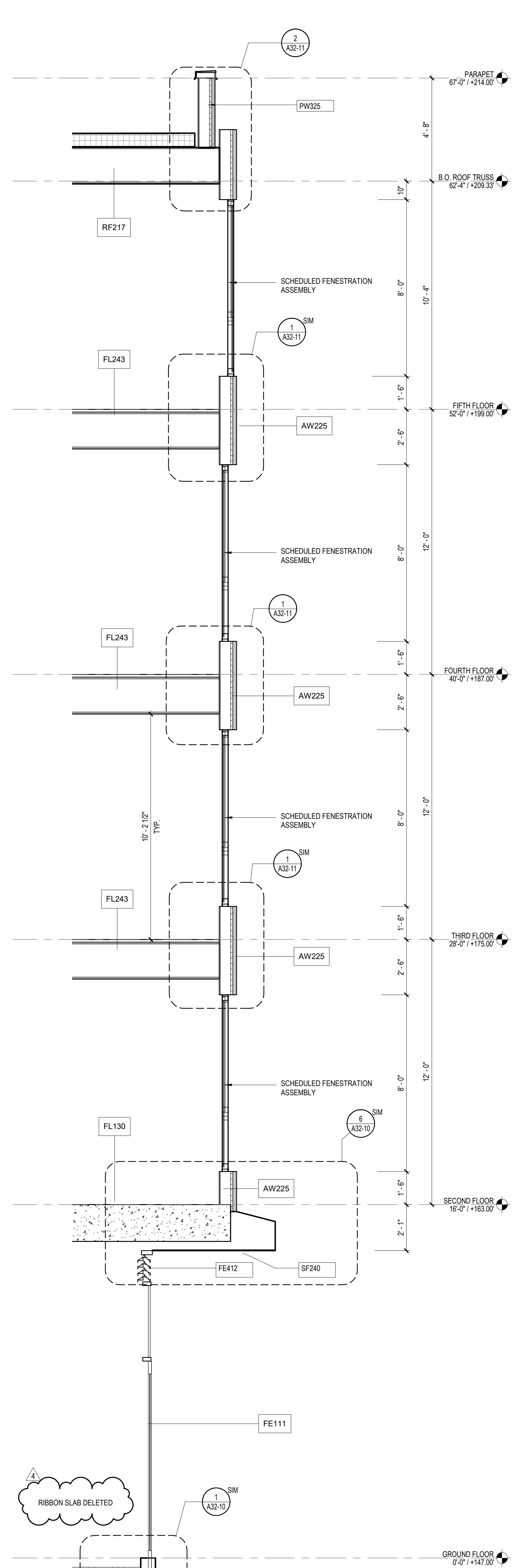
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Job Number	830489.000	
Drawn	Author	
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Approved	Approver	
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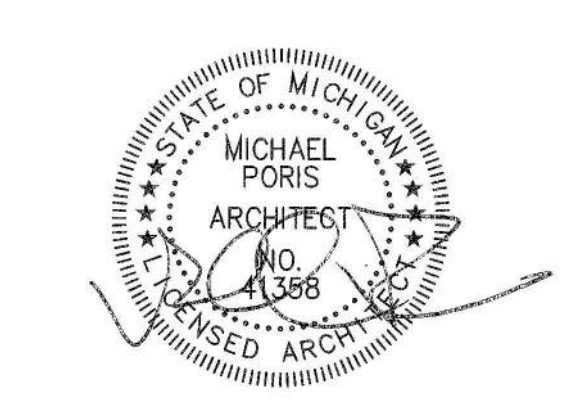
3 WALL SECTION - WEST ELEVATION
3/8" = 1'-0"



2 WALL SECTION - EAST ELEVATION
3/8" = 1'-0"

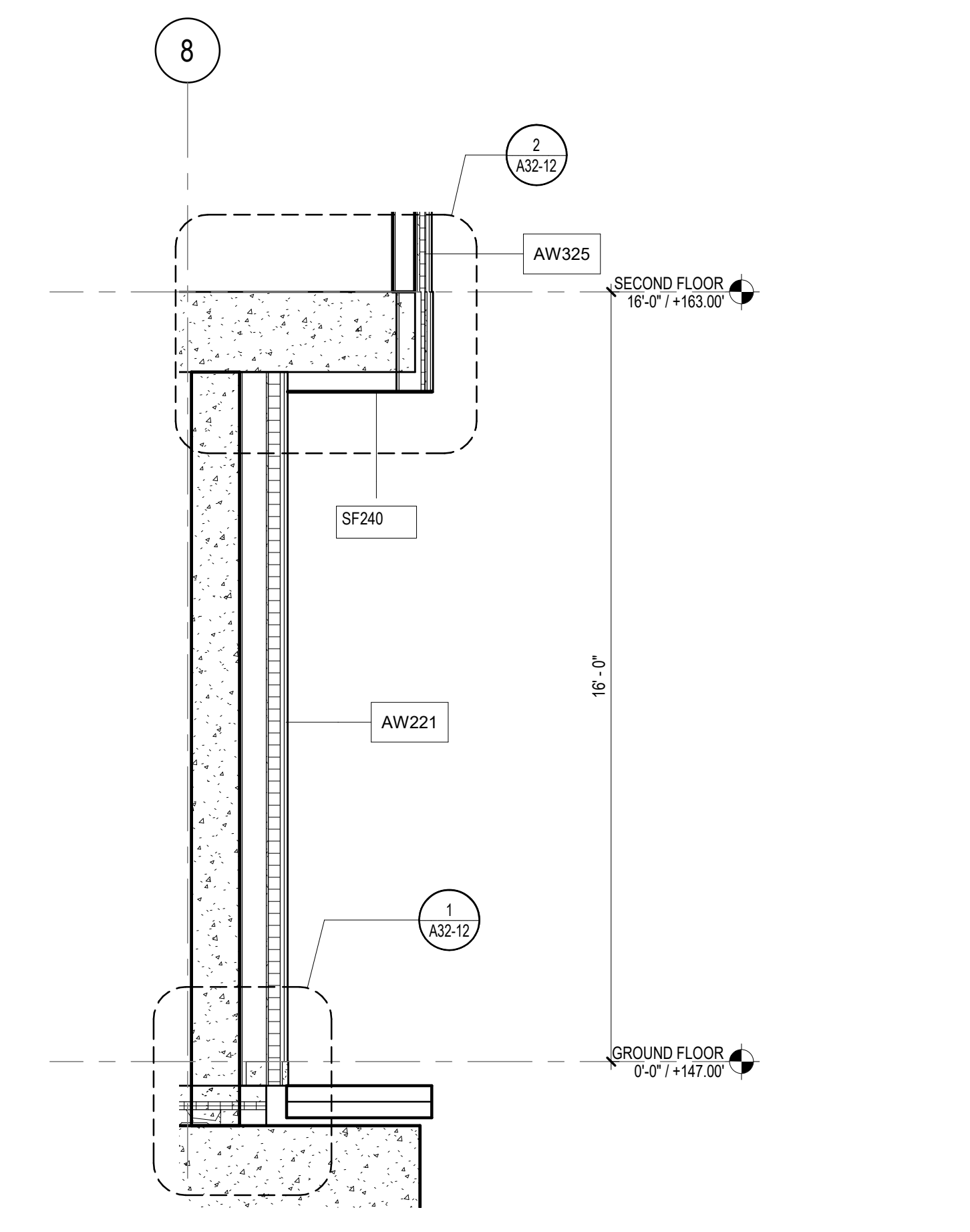


1 WALL SECTION - EAST ELEVATION
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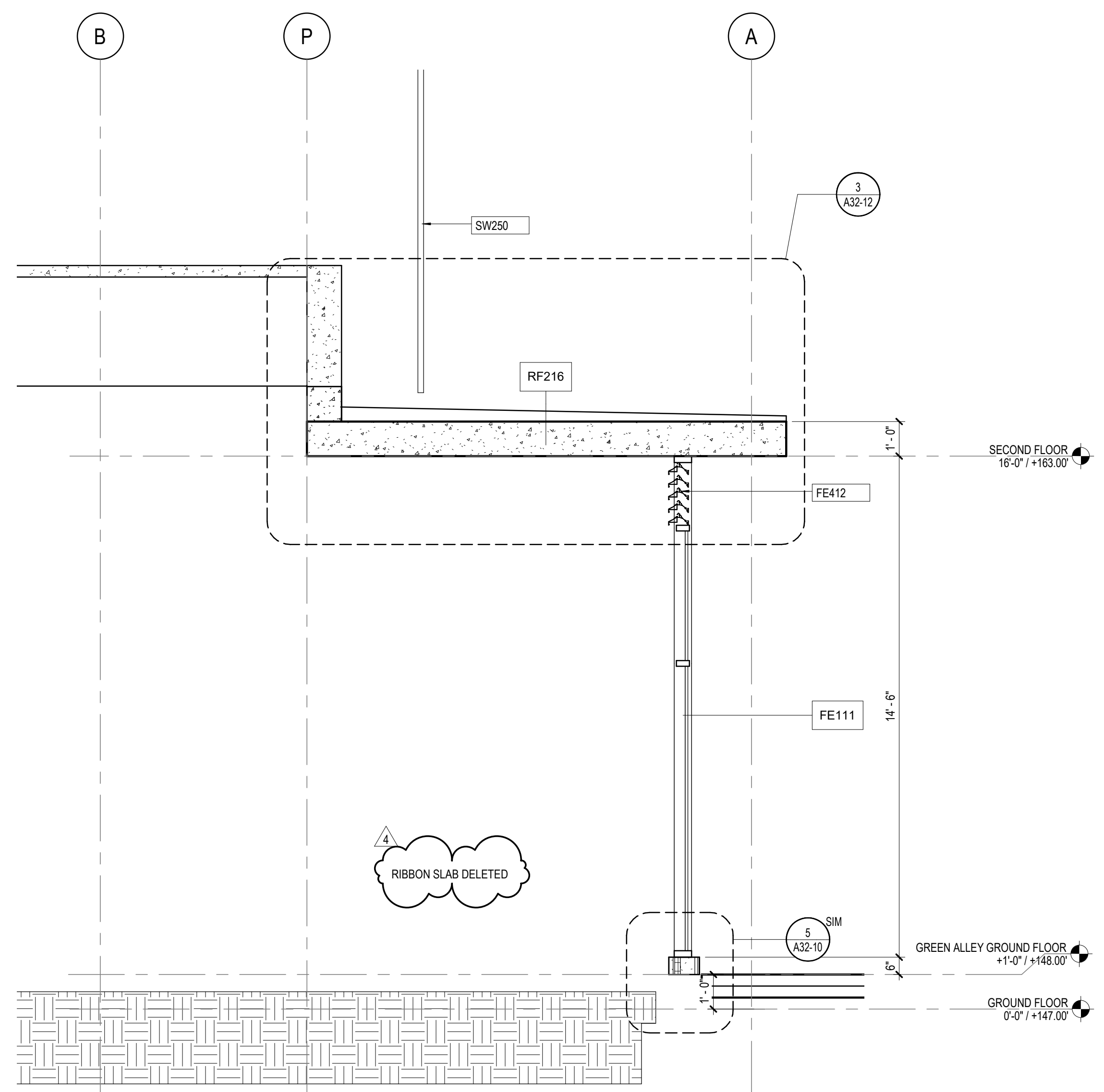


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3	Bulletin 1	03/06/20
2	Bulletin 1	03/06/20
1	Bulletin 1	03/06/20

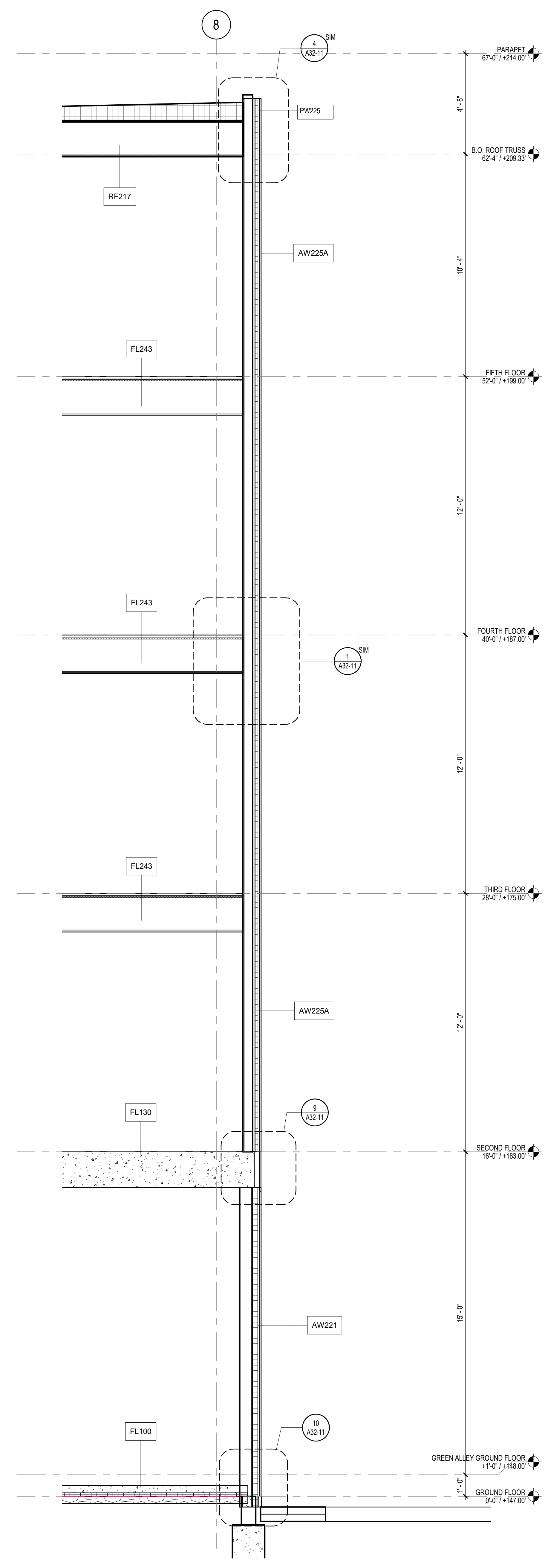
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Approved Approver



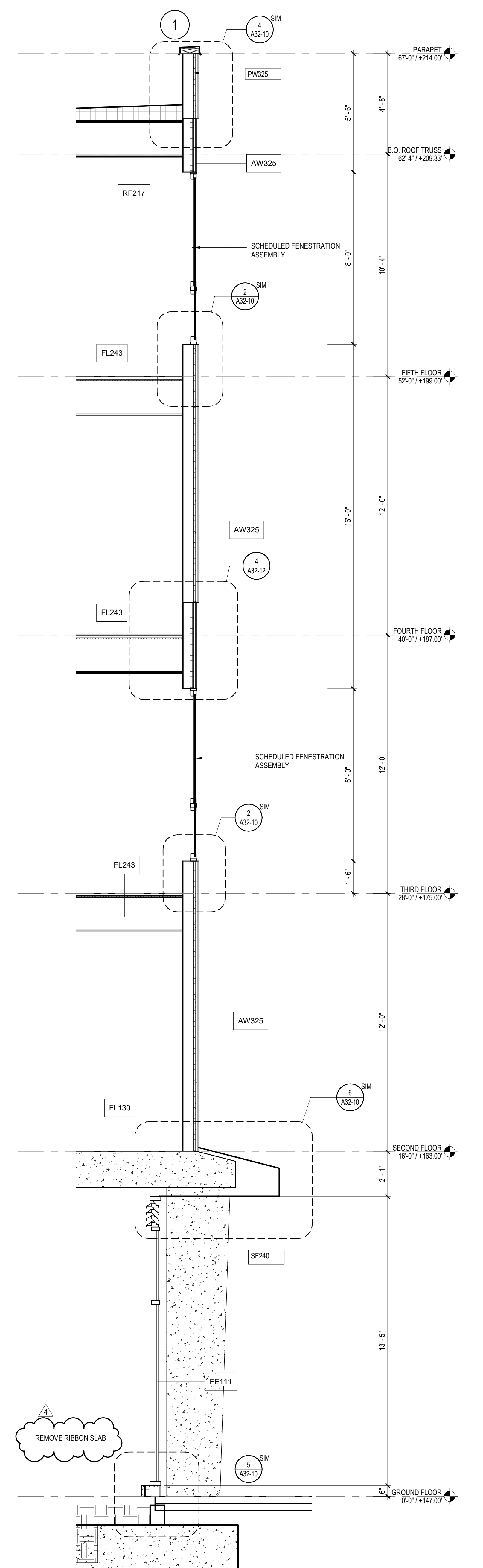
2 WALL SECTION - NORTH ELEVATION
3/8" = 1'-0"



1 WALL SECTION - WEST ELEVATION
3/8" = 1'-0"



3 WALL SECTION - NORTH ELEVATION
3/8" = 1'-0"

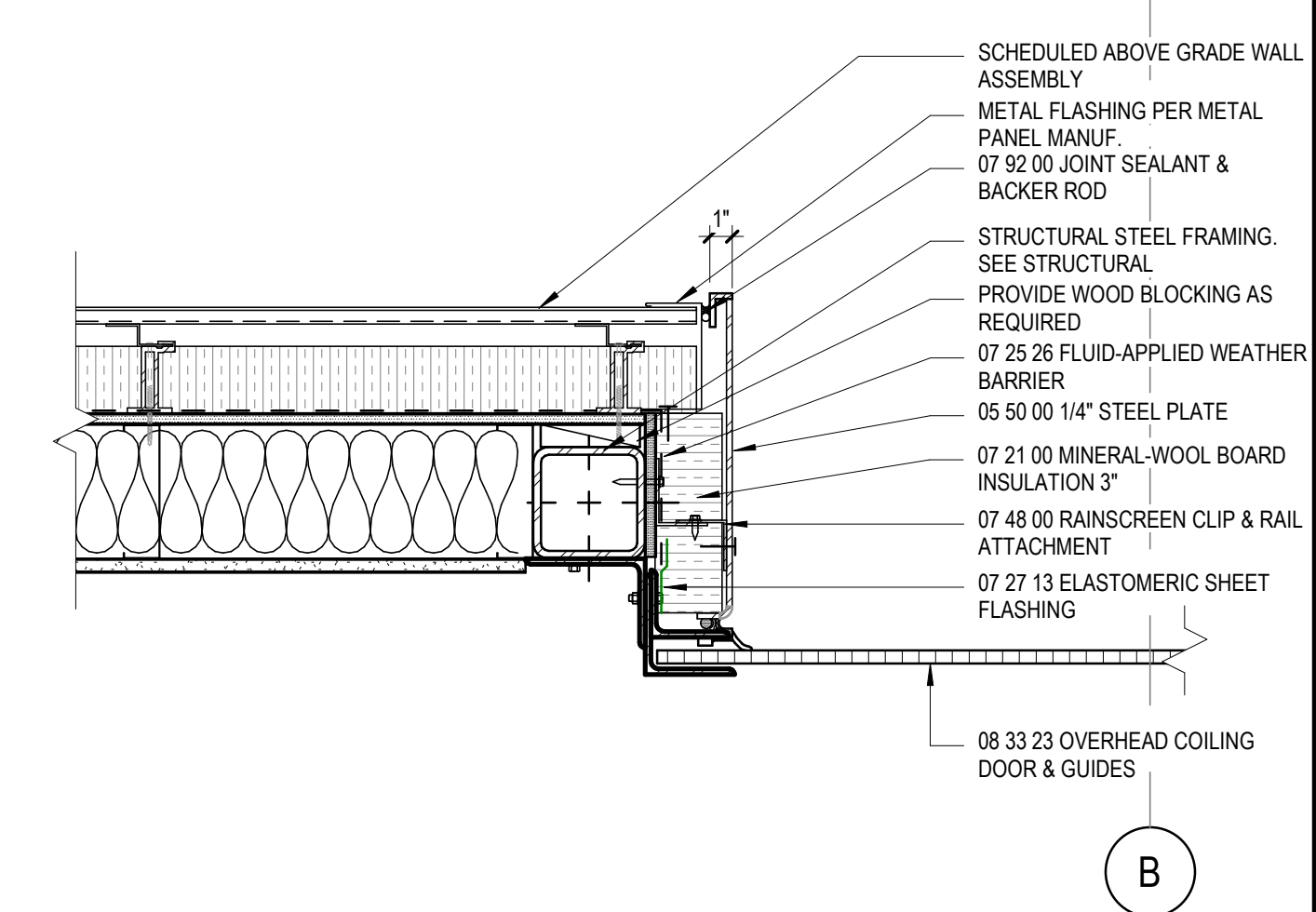


4 WALL SECTION - SOUTH ELEVATION
3/8" = 1'-0"

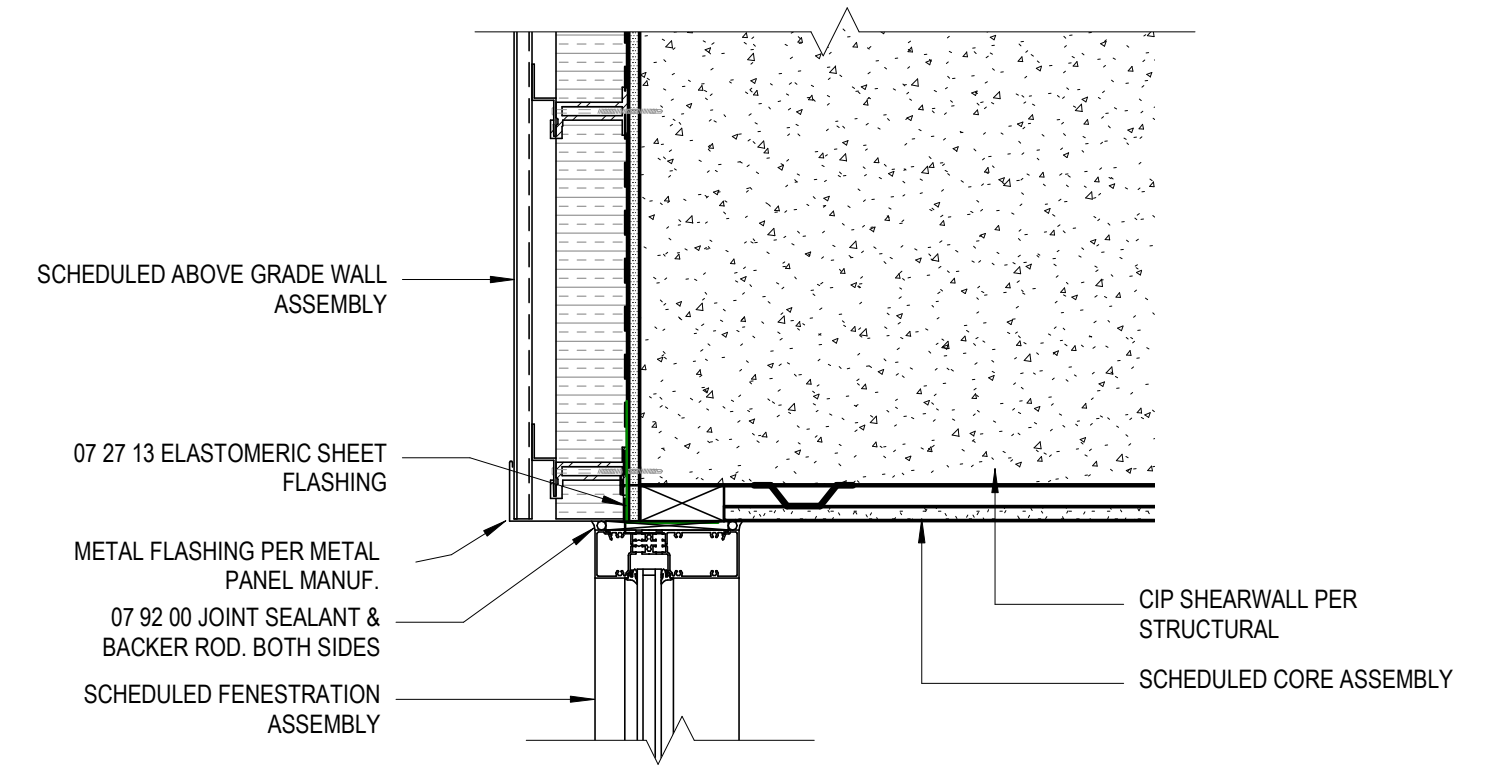
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7	Bulletin 3	10/23/20
5	Bulletin 2	03/06/20
4	Bulletin 1	03/05/20
1	DATE	DATE

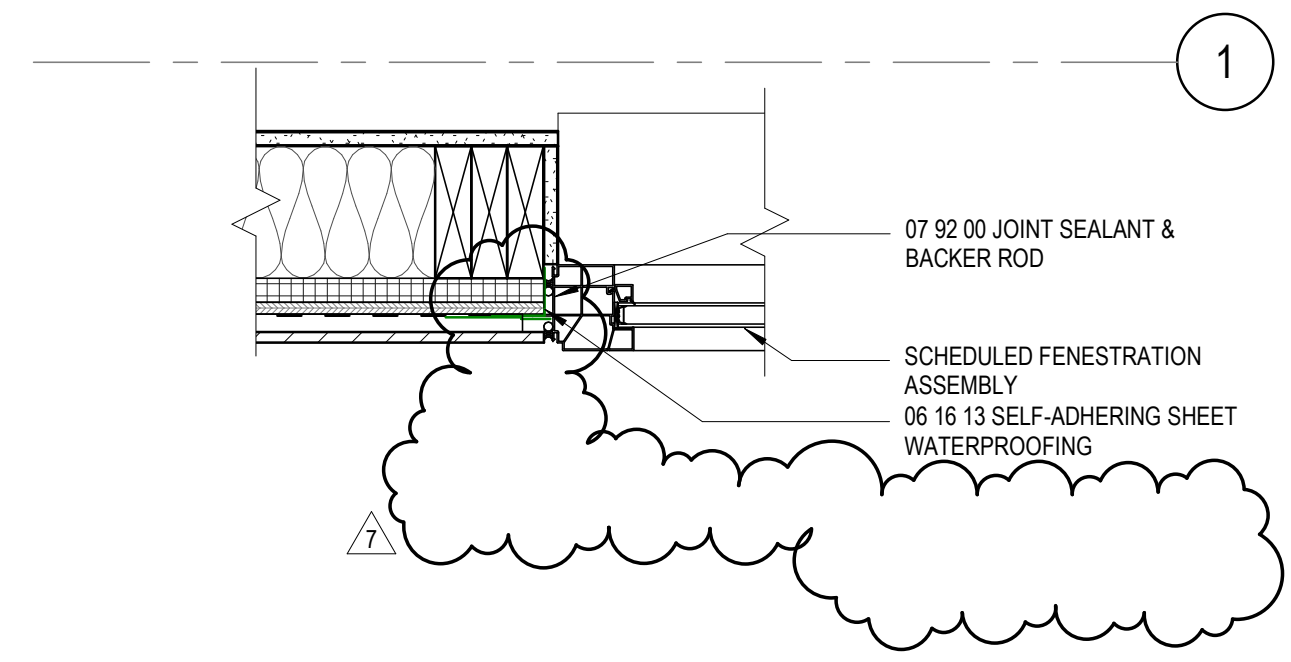
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 Checked Checker
 Approved Approver



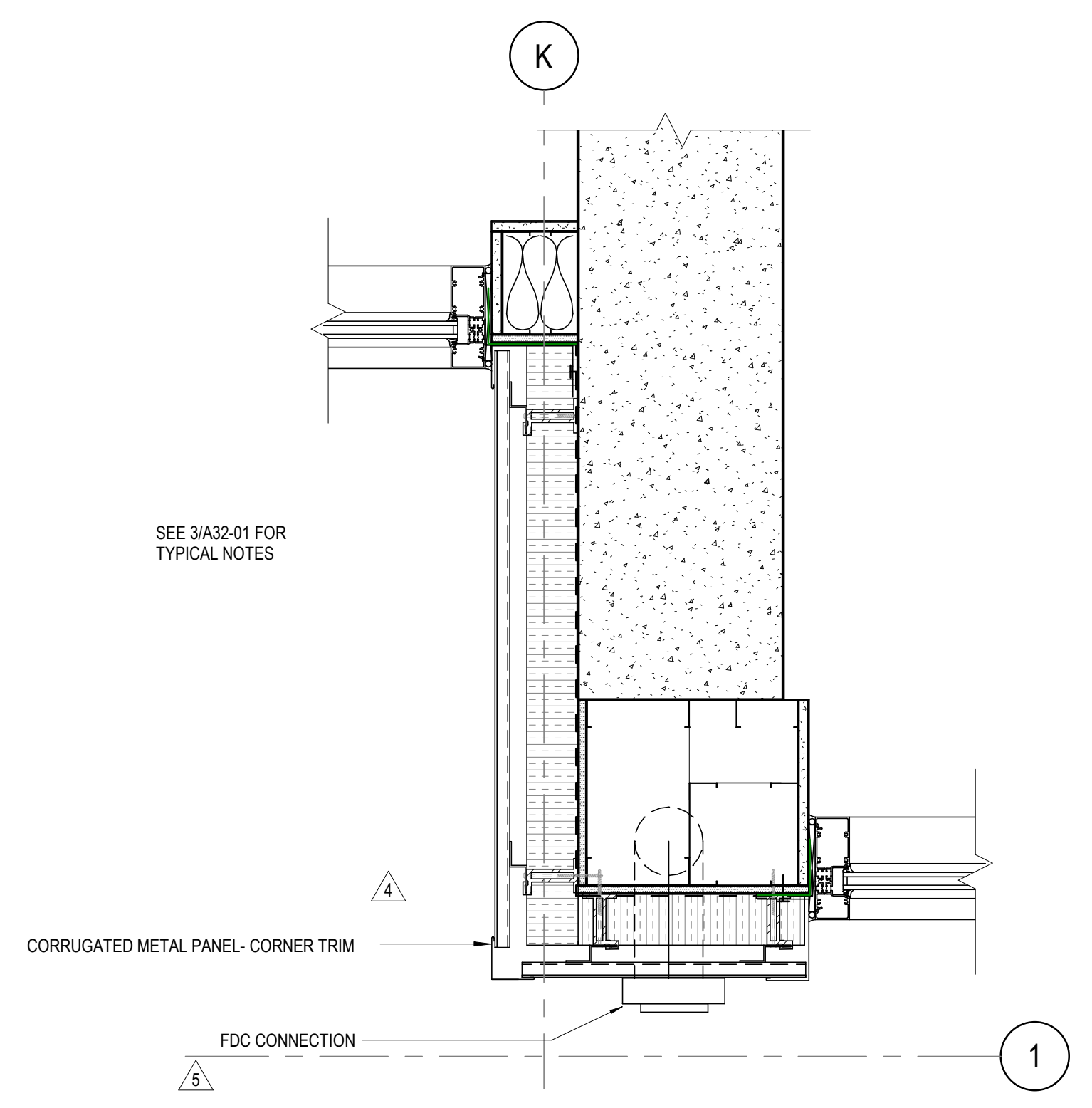
4 PLAN DETAIL - COILING DOOR
1 1/2" = 1'-0"



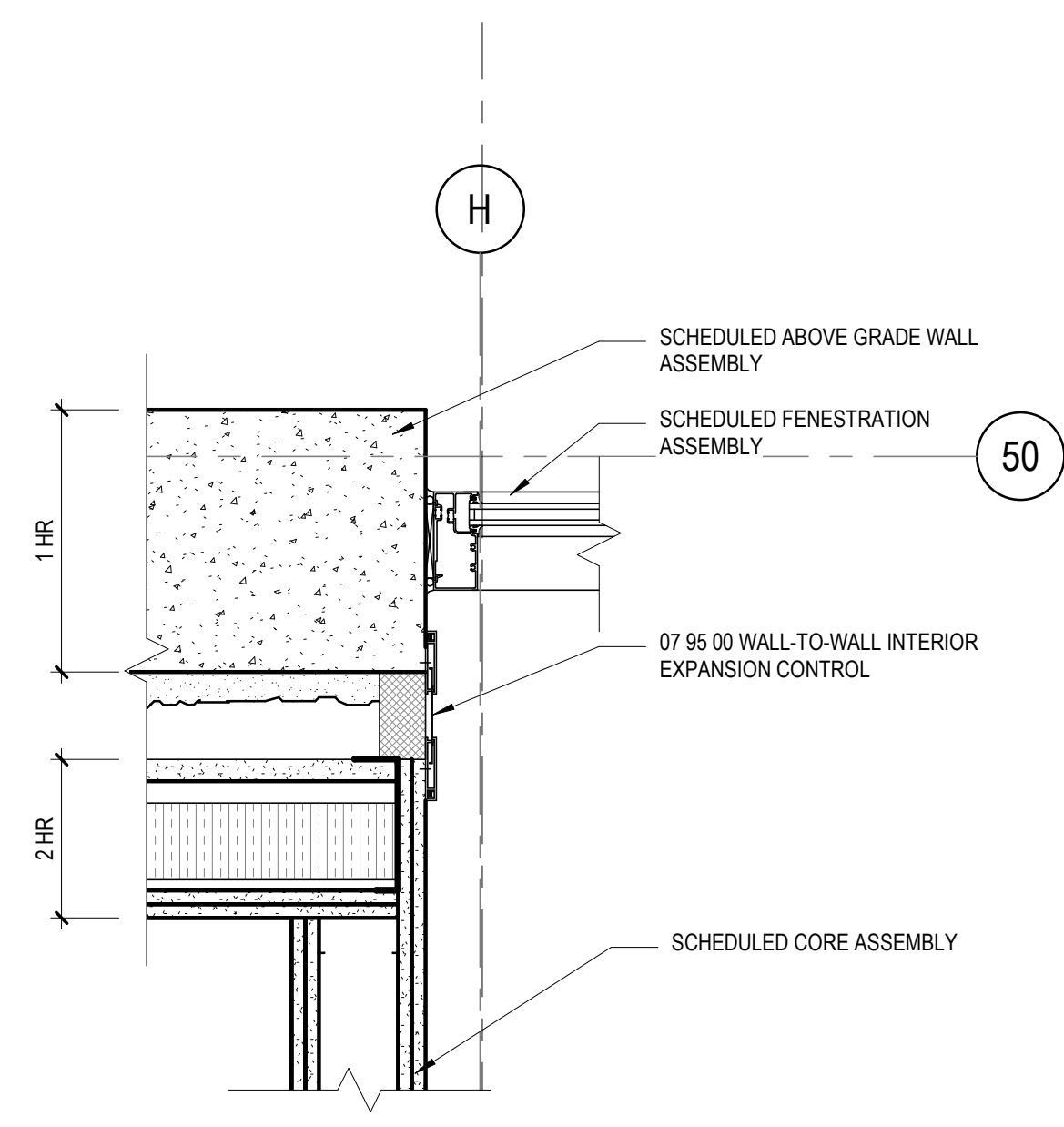
3 PLAN DETAIL - STOREFRONT/ SHEARWALL
1 1/2" = 1'-0"



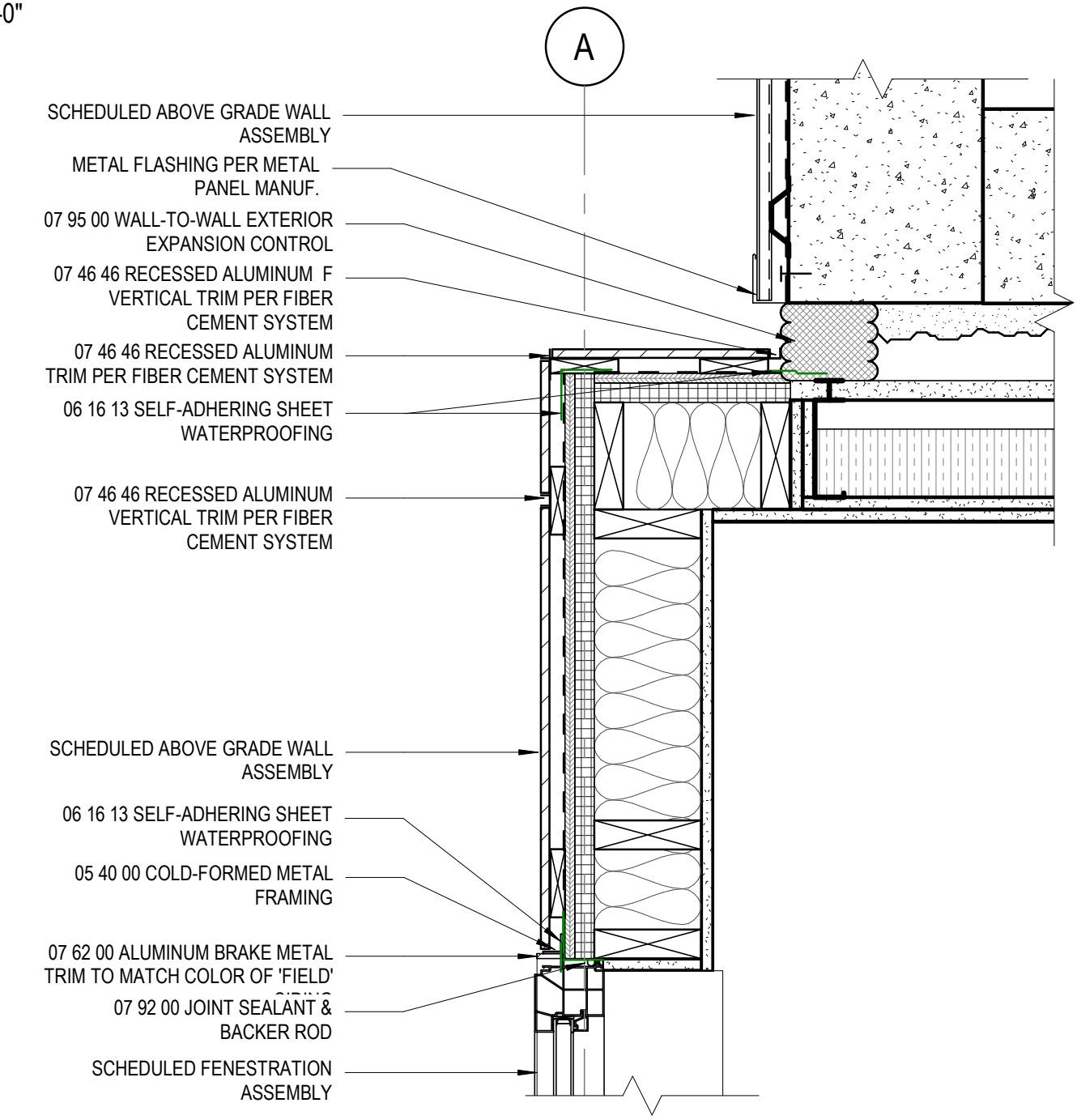
7 PLAN DETAIL - WINDOW JAMB
1 1/2" = 1'-0"



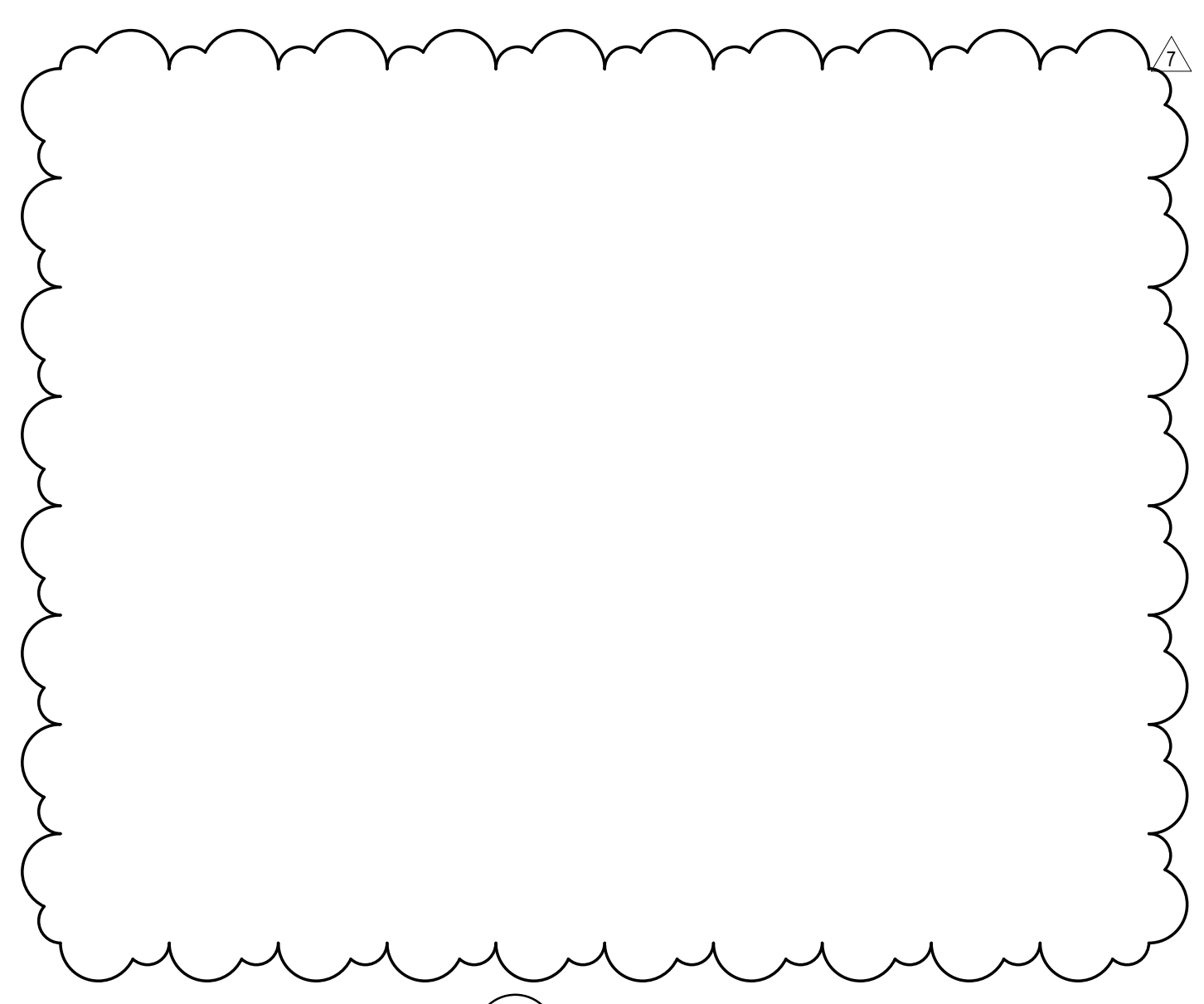
10 PLAN DETAIL - FDC CONNECTION
1 1/2" = 1'-0"



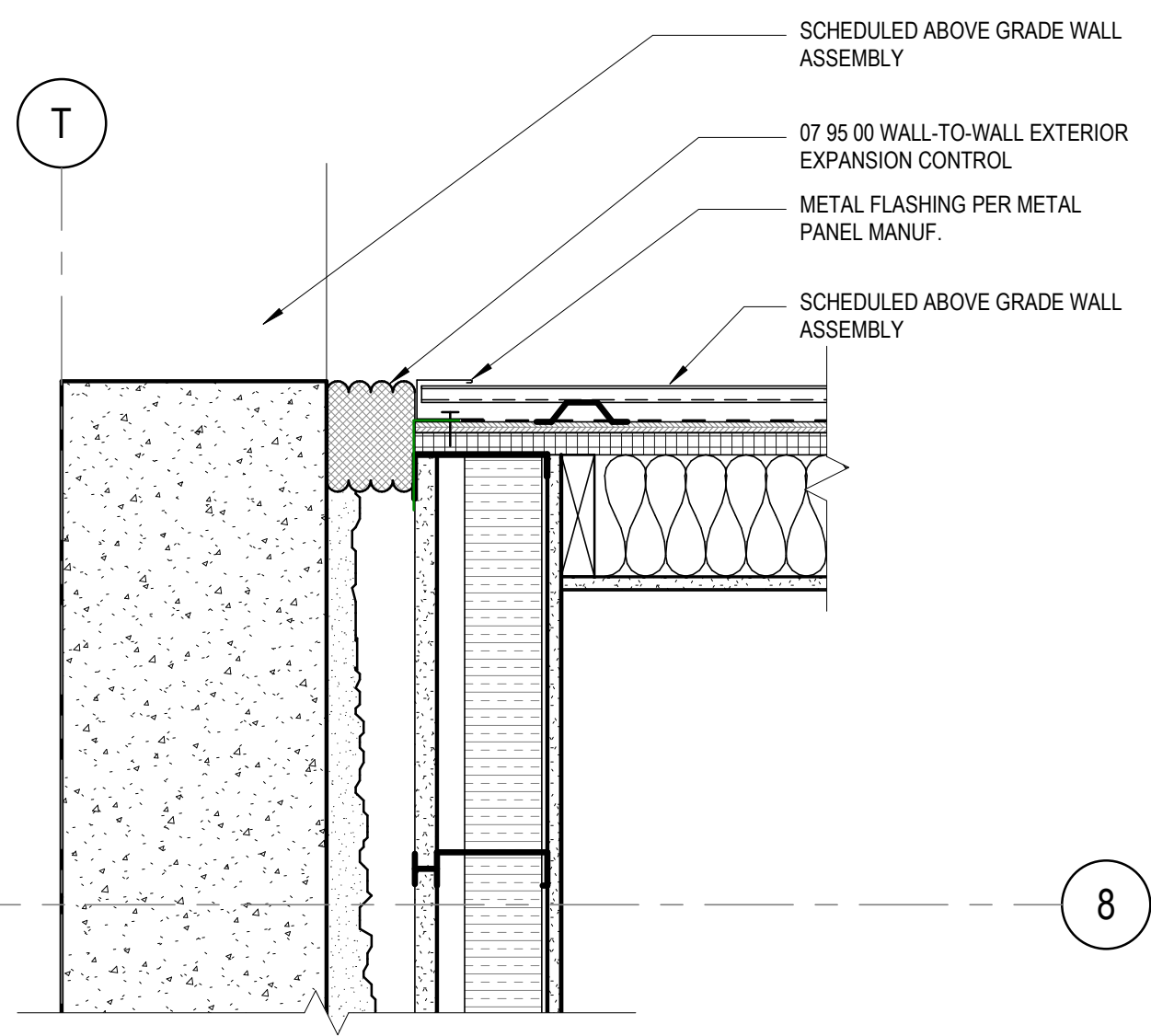
12 PLAN DETAIL - SF JAMB AT PASSAGE
1 1/2" = 1'-0"



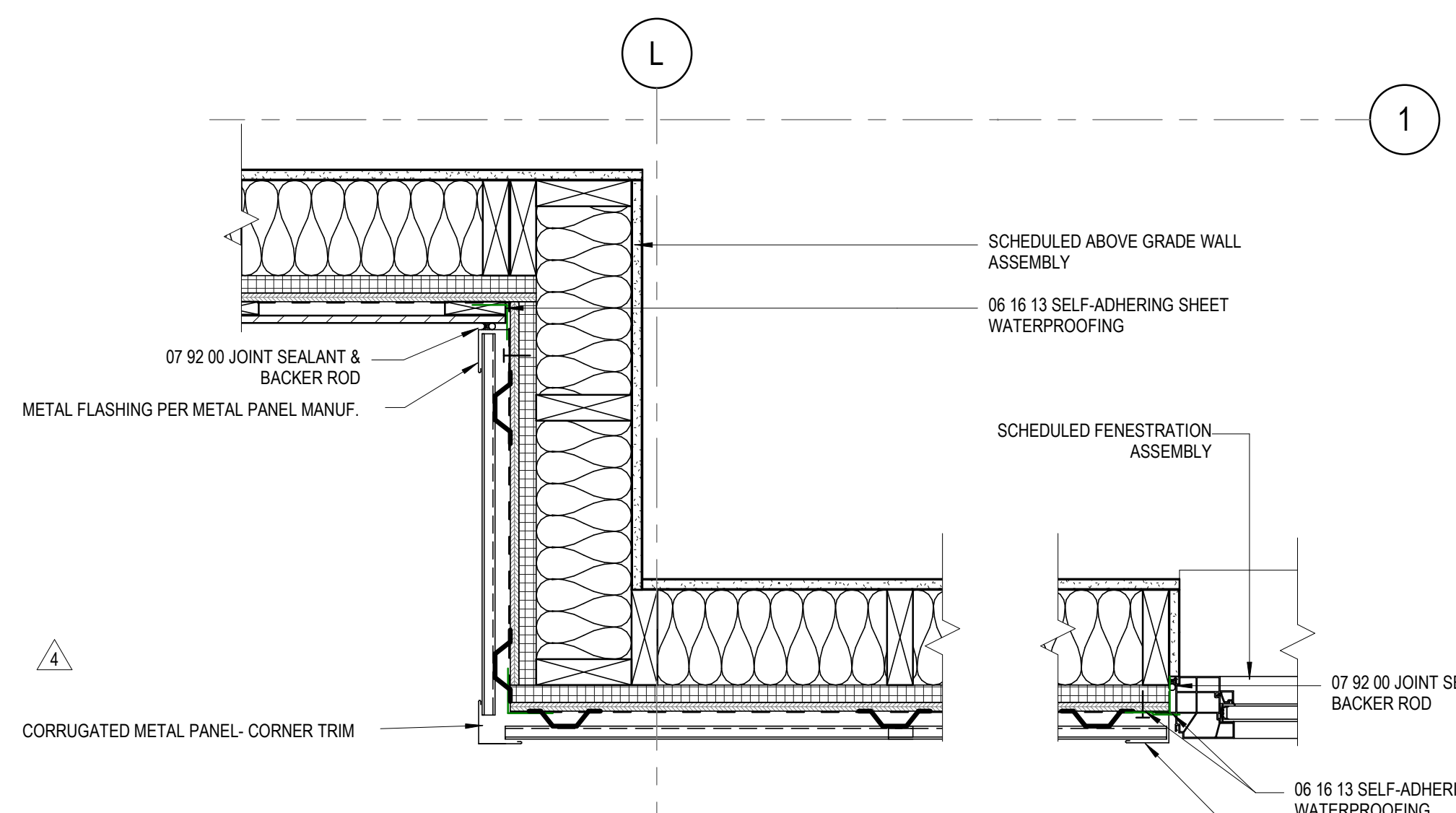
9 PLAN DETAIL - EJ AT STAIR C
1 1/2" = 1'-0"



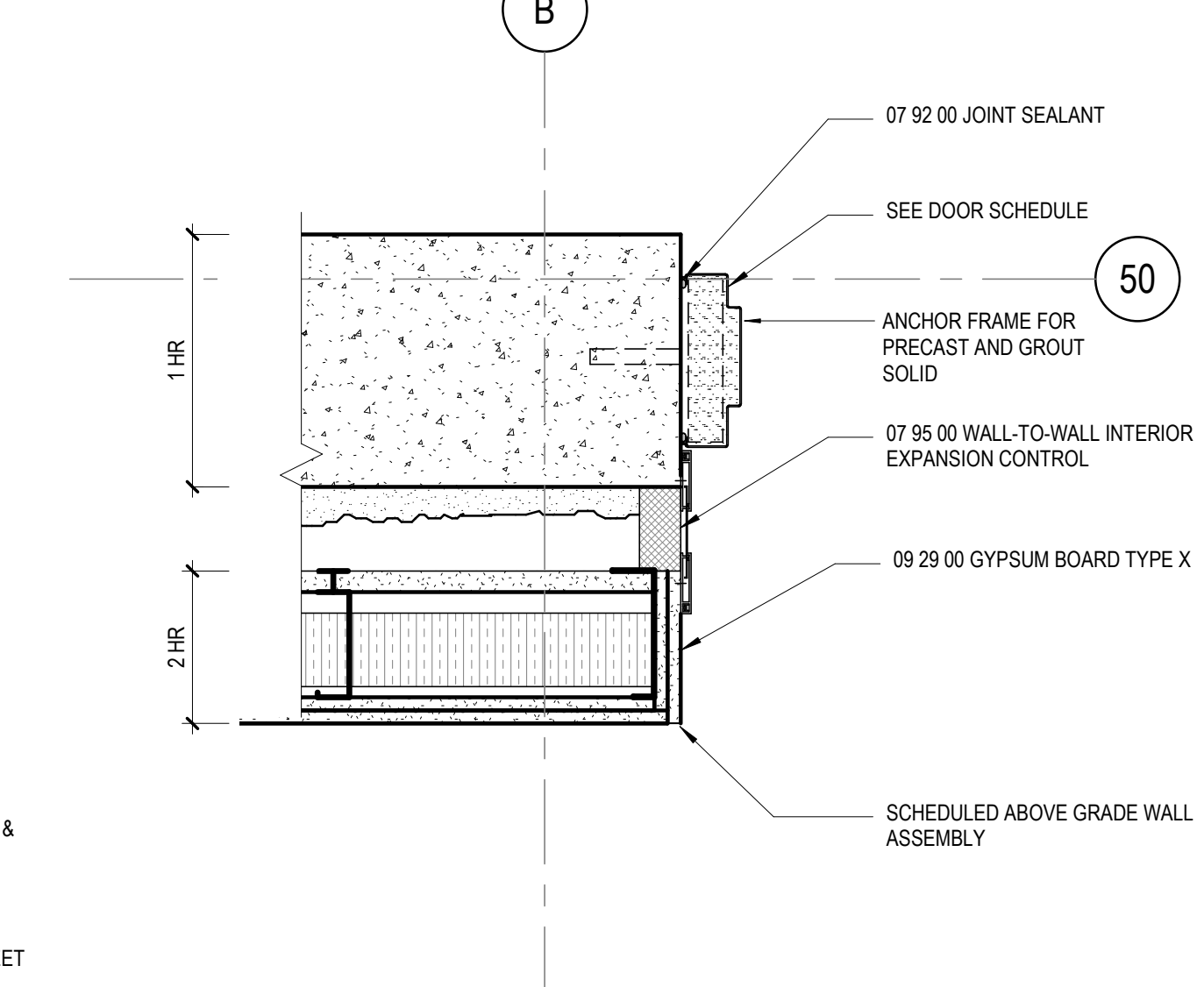
2 PLAN DETAIL - STOREFRONT CORNER
1 1/2" = 1'-0"



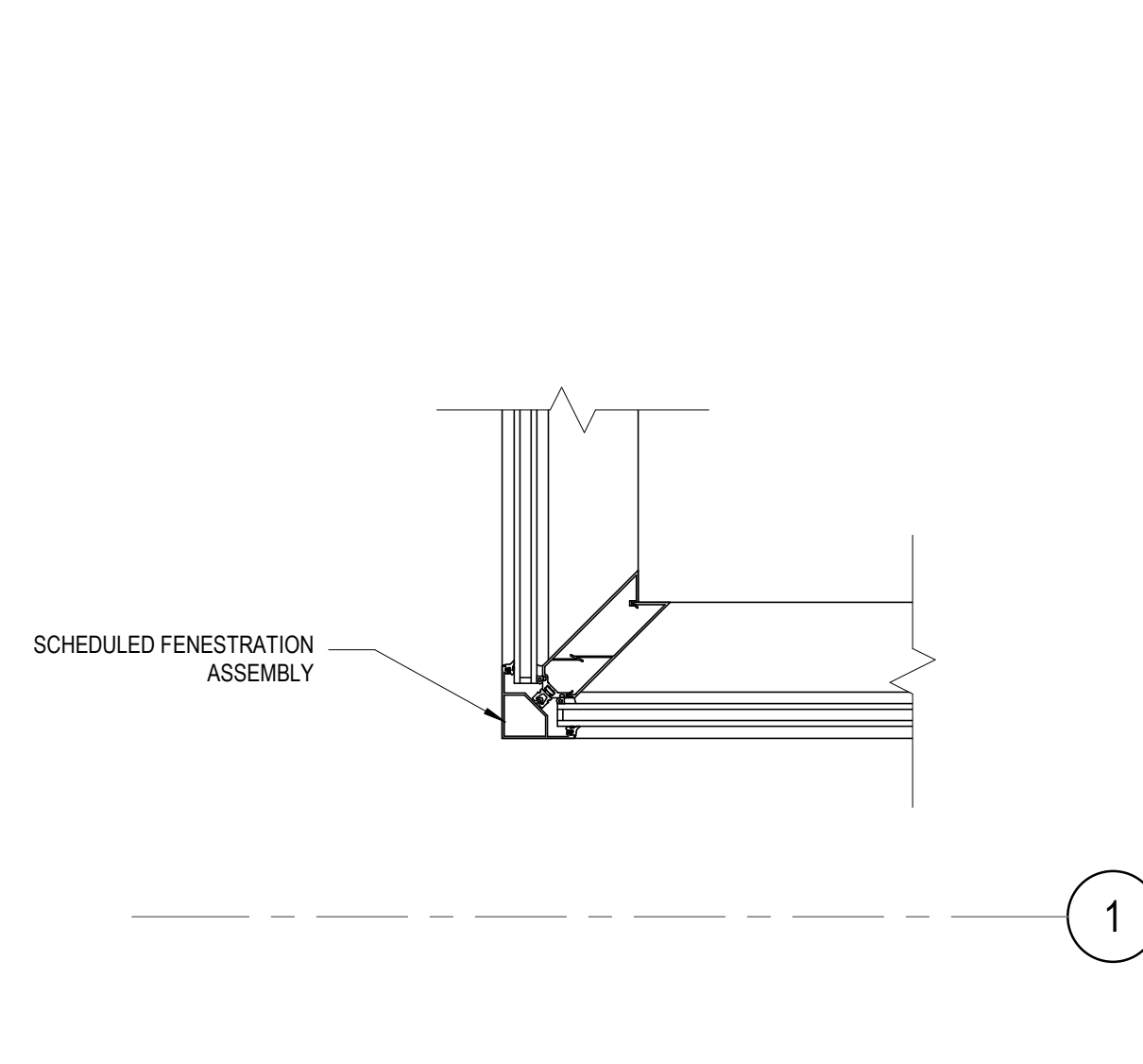
11 PLAN DETAIL - EJ AT N. EXT WALL
1 1/2" = 1'-0"



8 PLAN DETAIL - TYP. BAY CORNER
1 1/2" = 1'-0"



5 PLAN DETAIL - DOOR AT GARAGE
1 1/2" = 1'-0"



1 PLAN DETAIL - STOREFRONT CORNER
1 1/2" = 1'-0"

7	Bulletin 3	10/23/20
5	Bulletin 2	03/06/20
4	Bulletin 1	03/05/20
	ISSUE	DATE

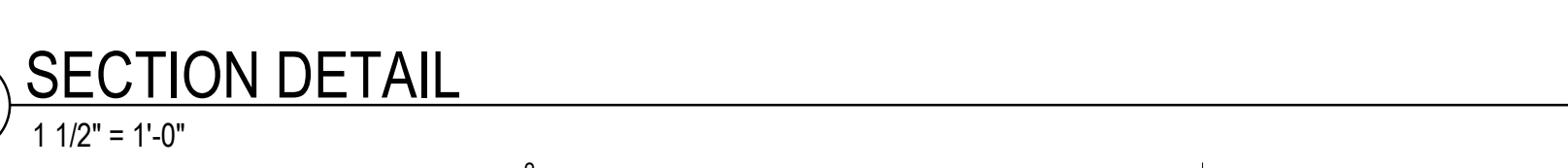
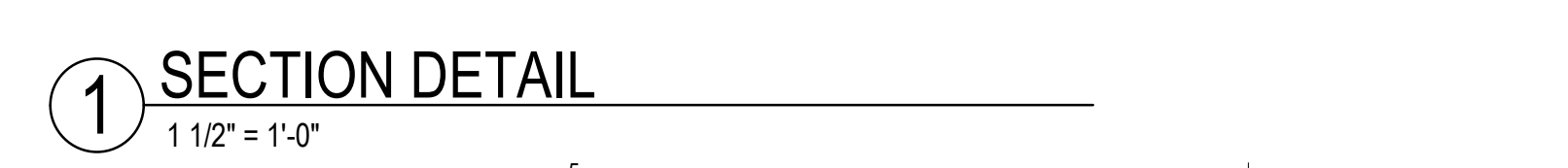
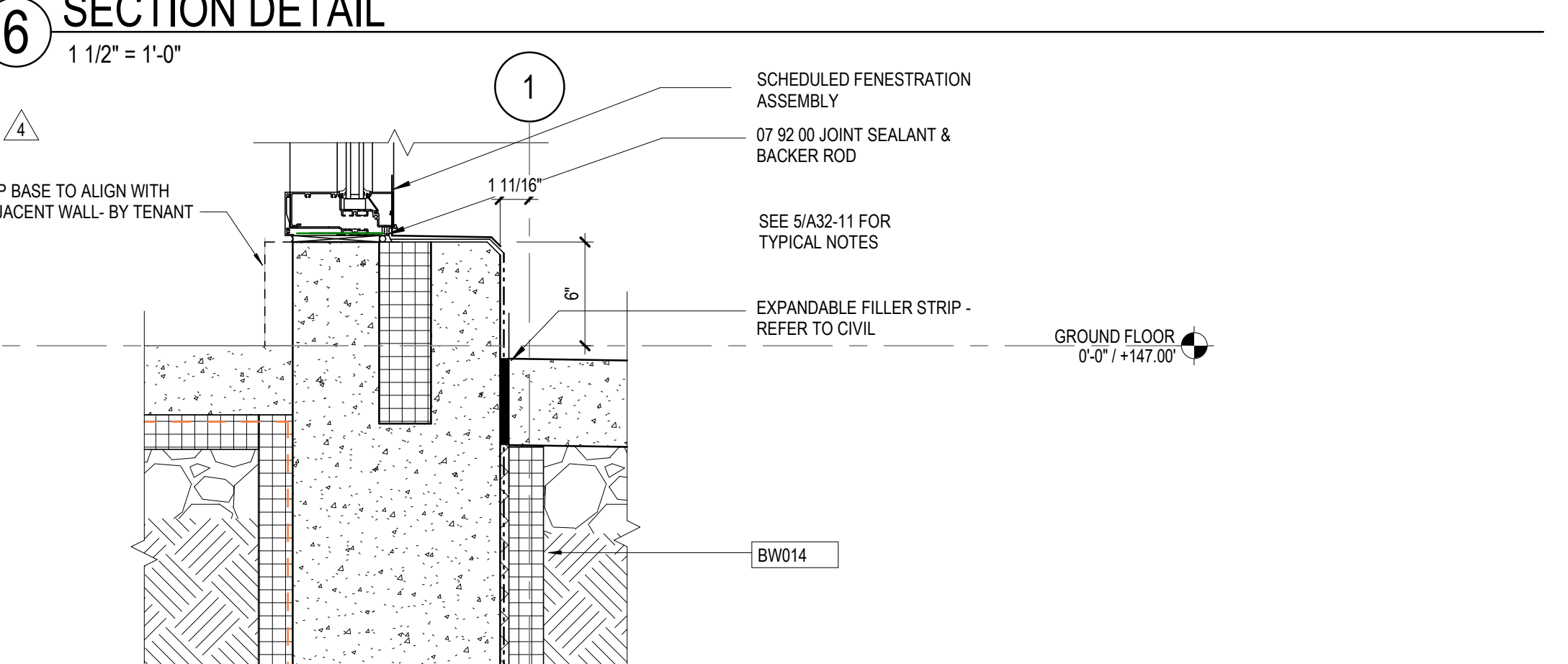
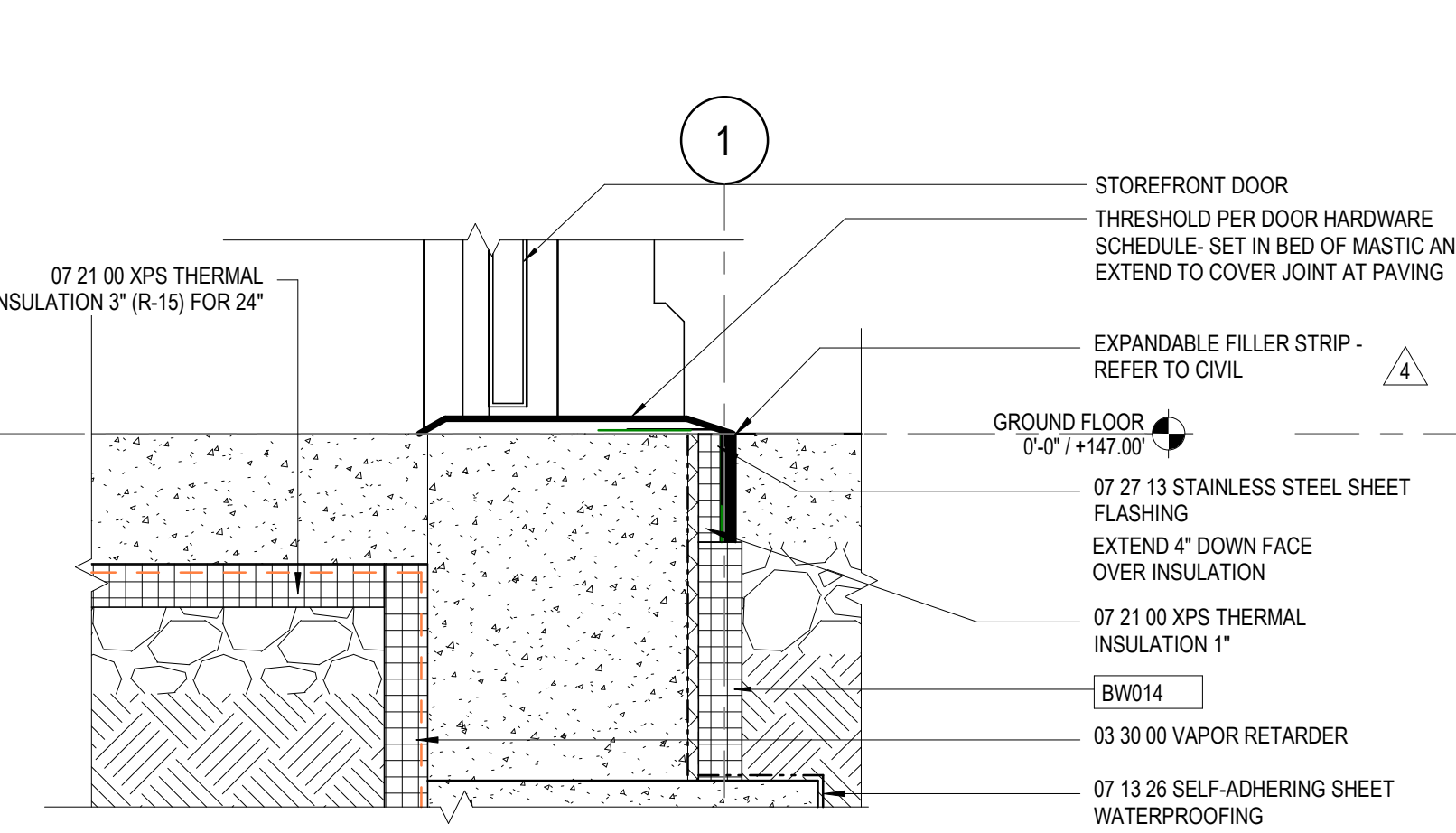
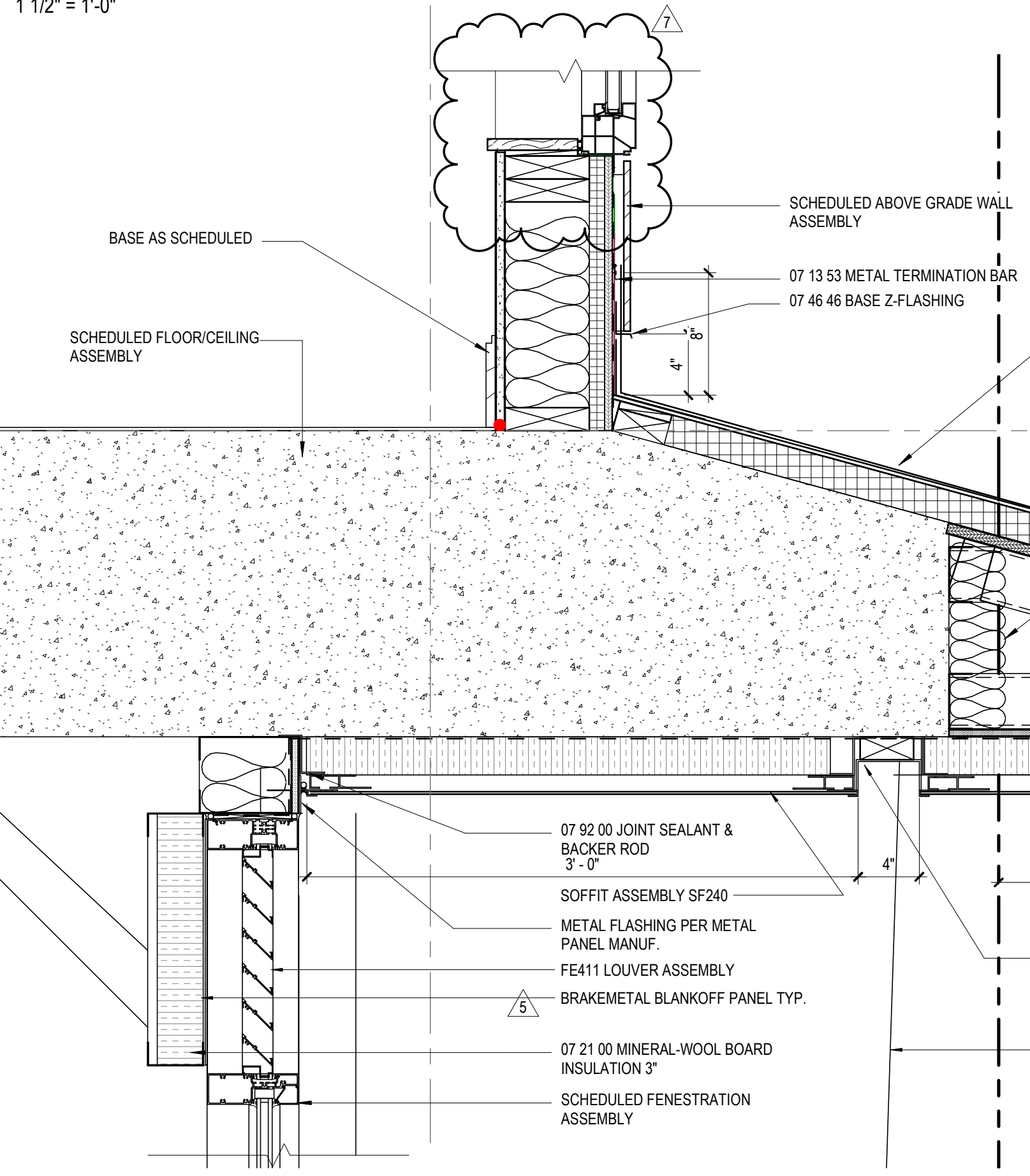
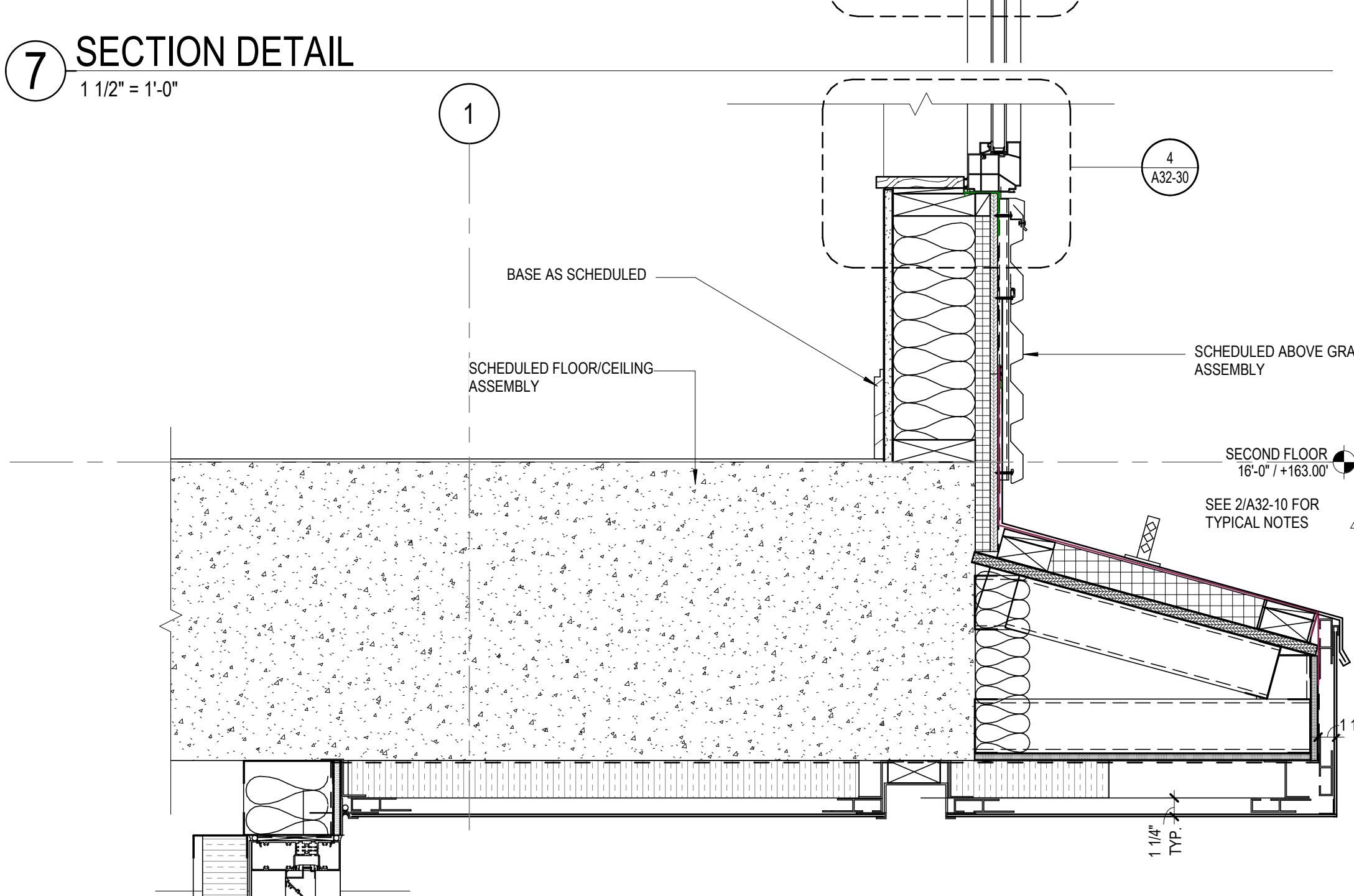
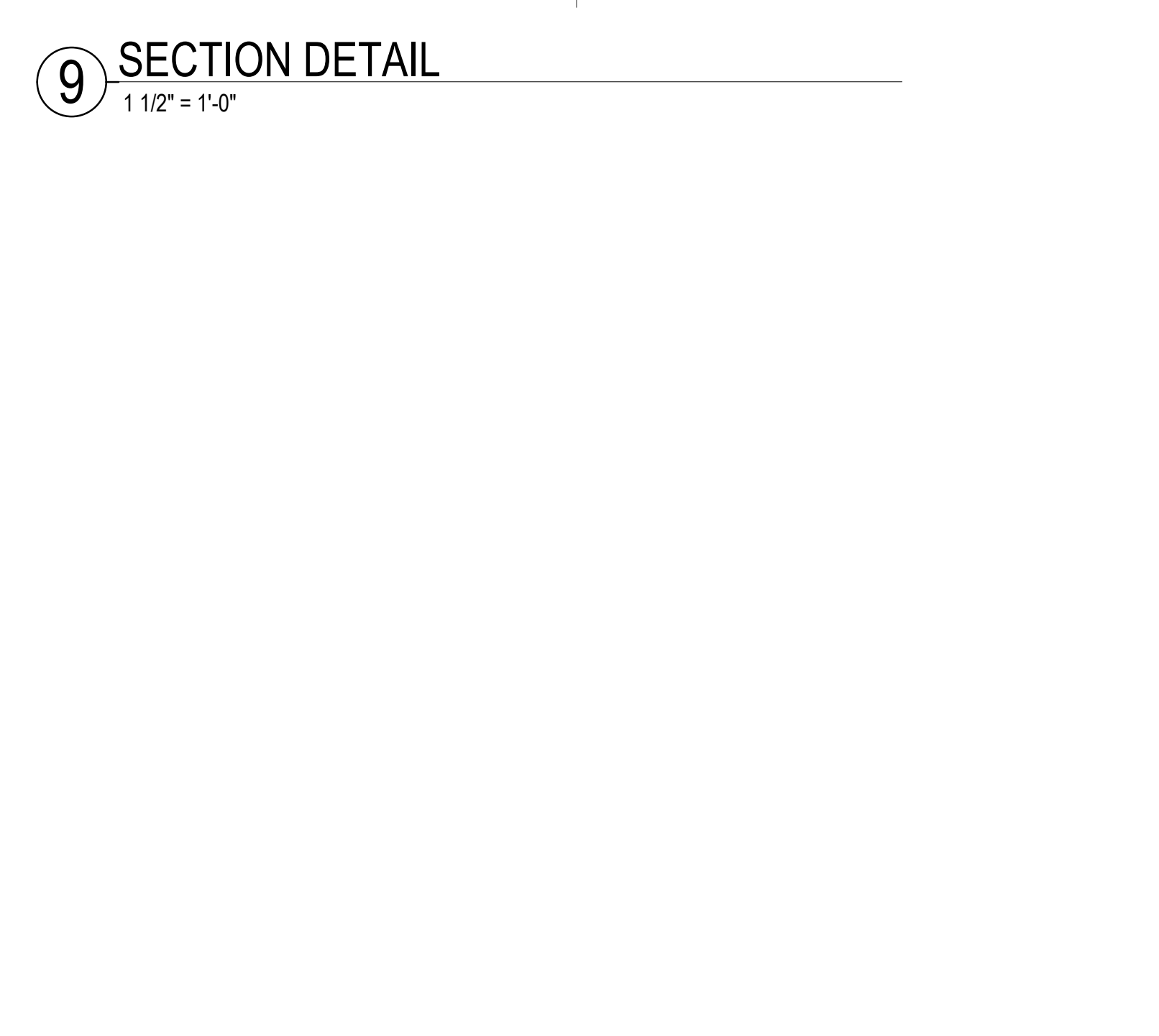
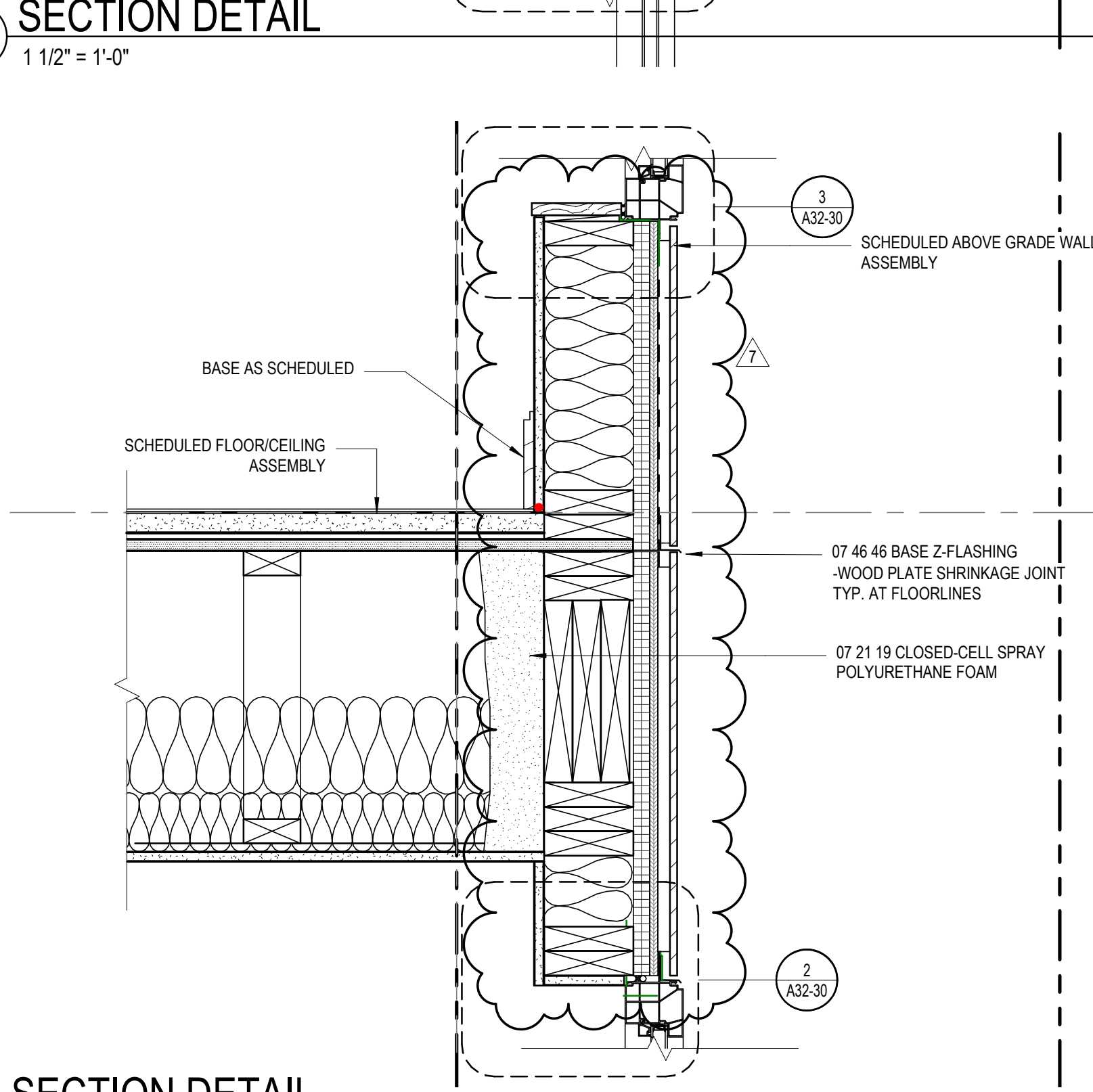
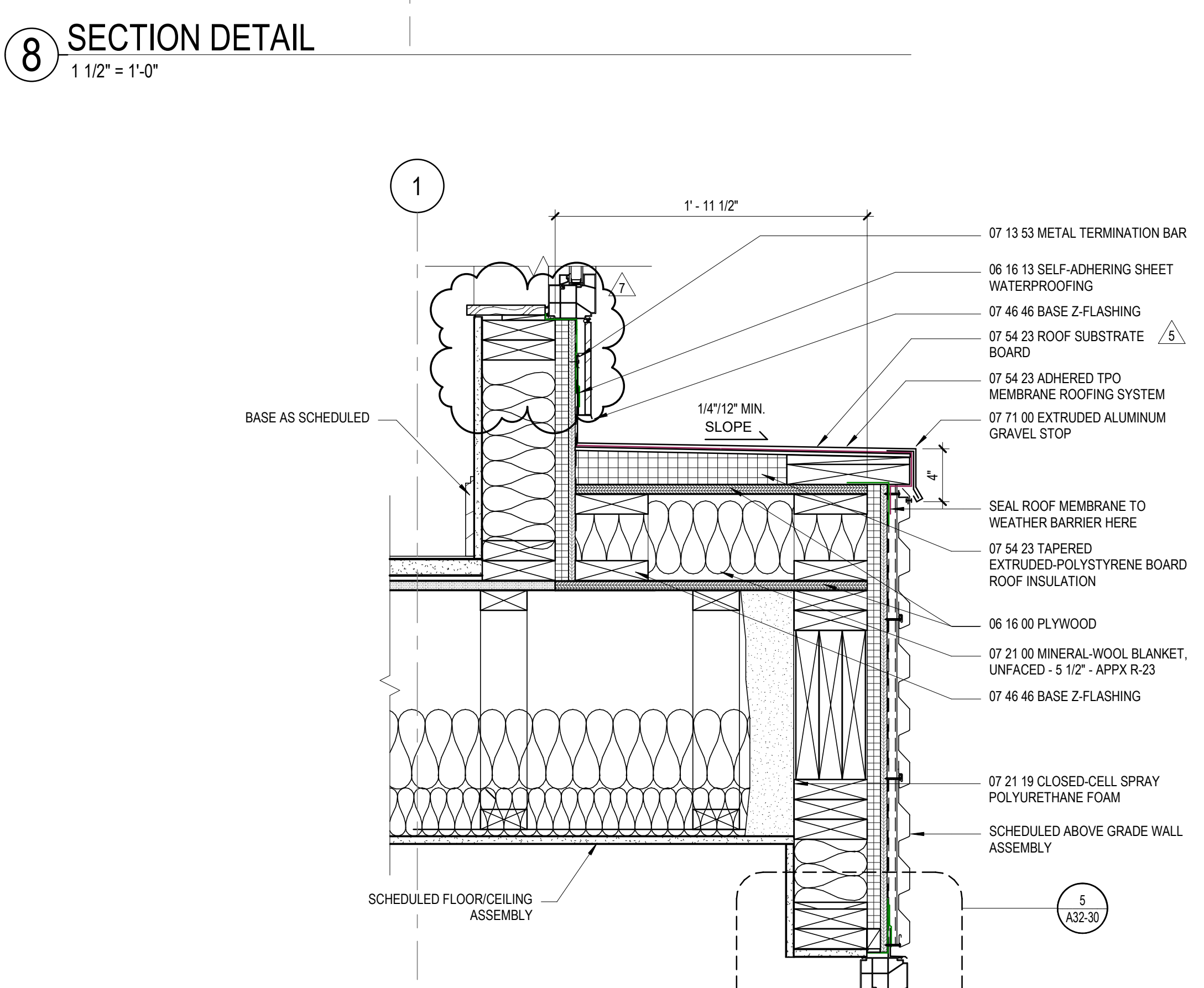
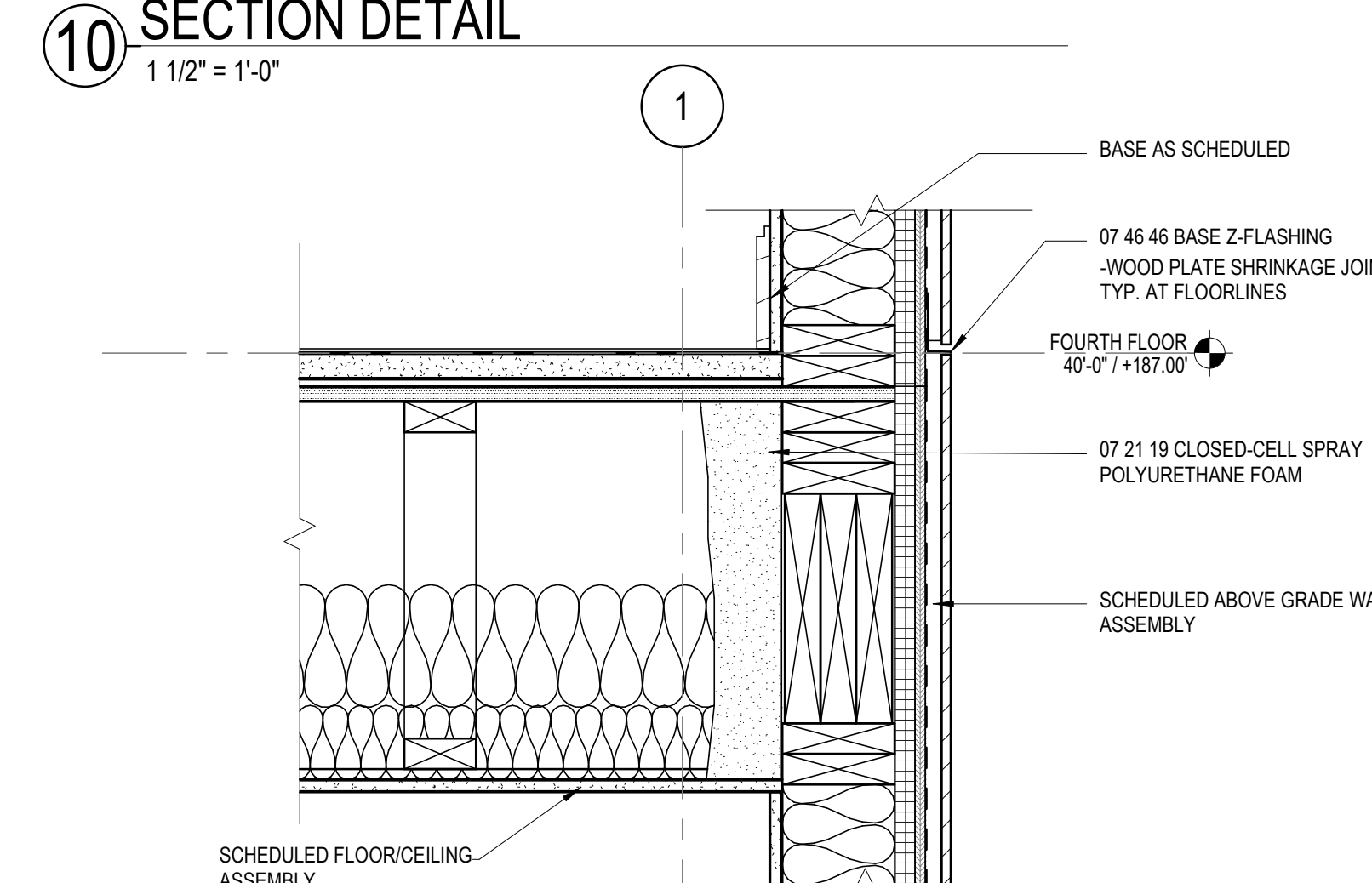
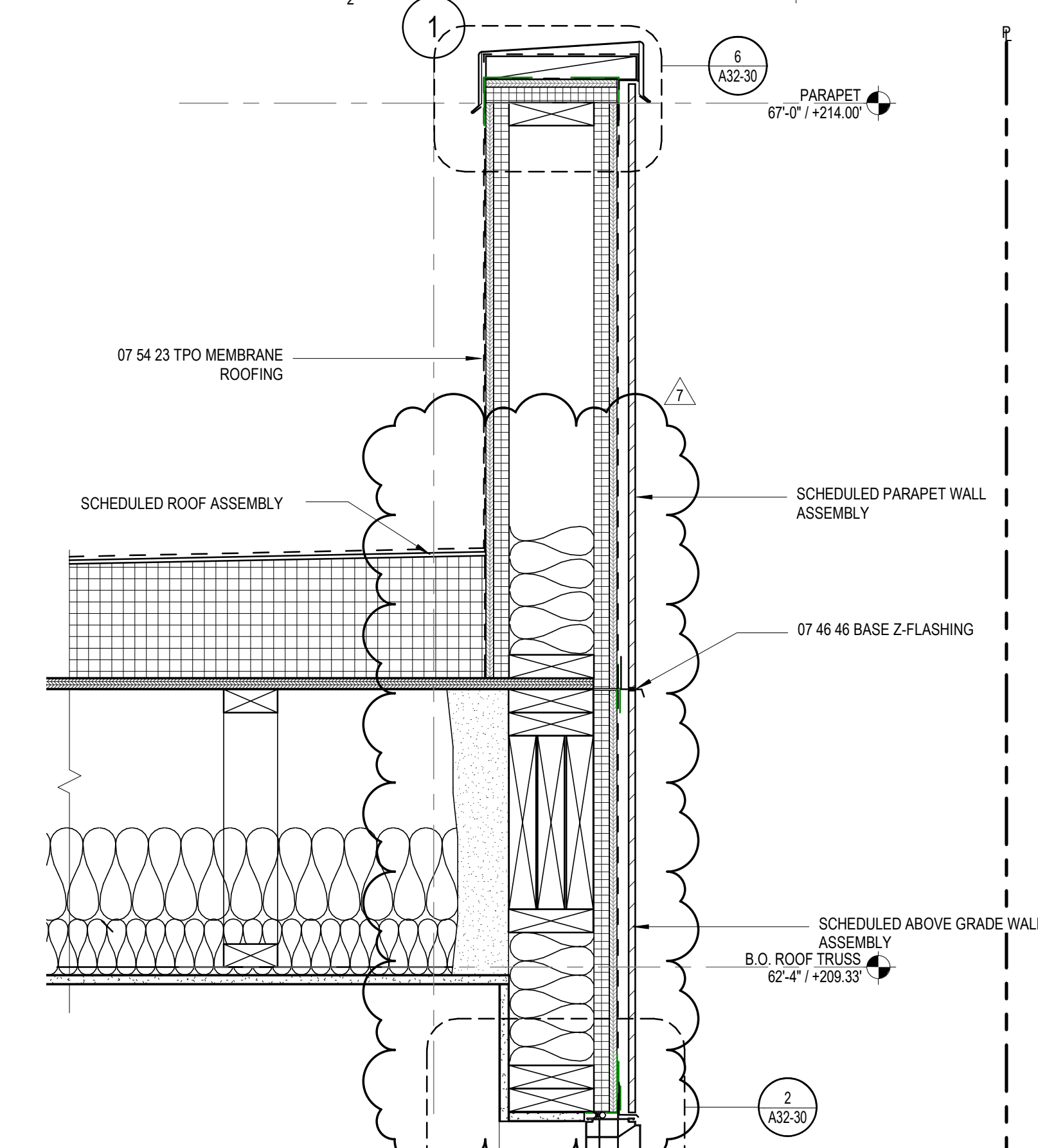
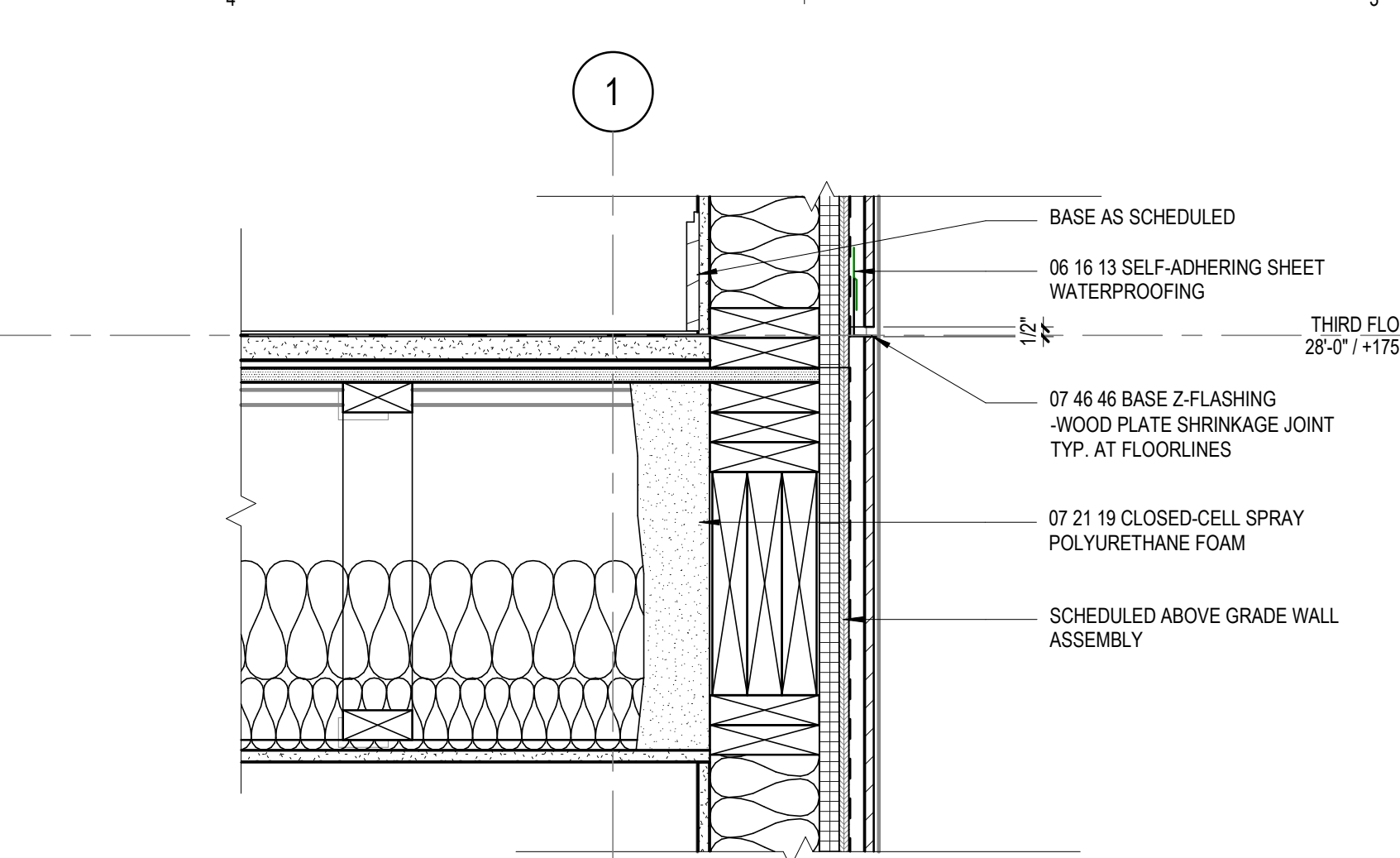
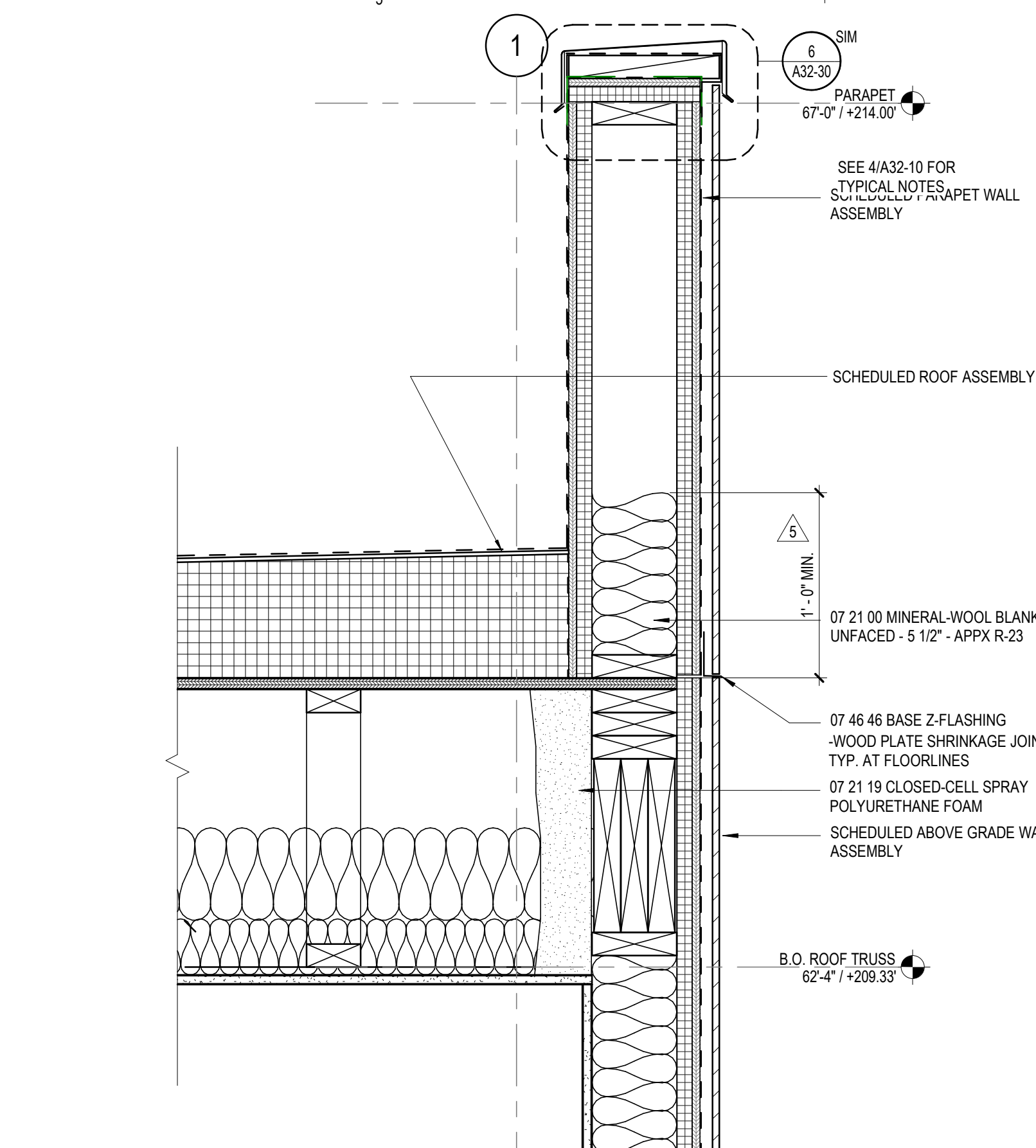
Job Number	830489.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

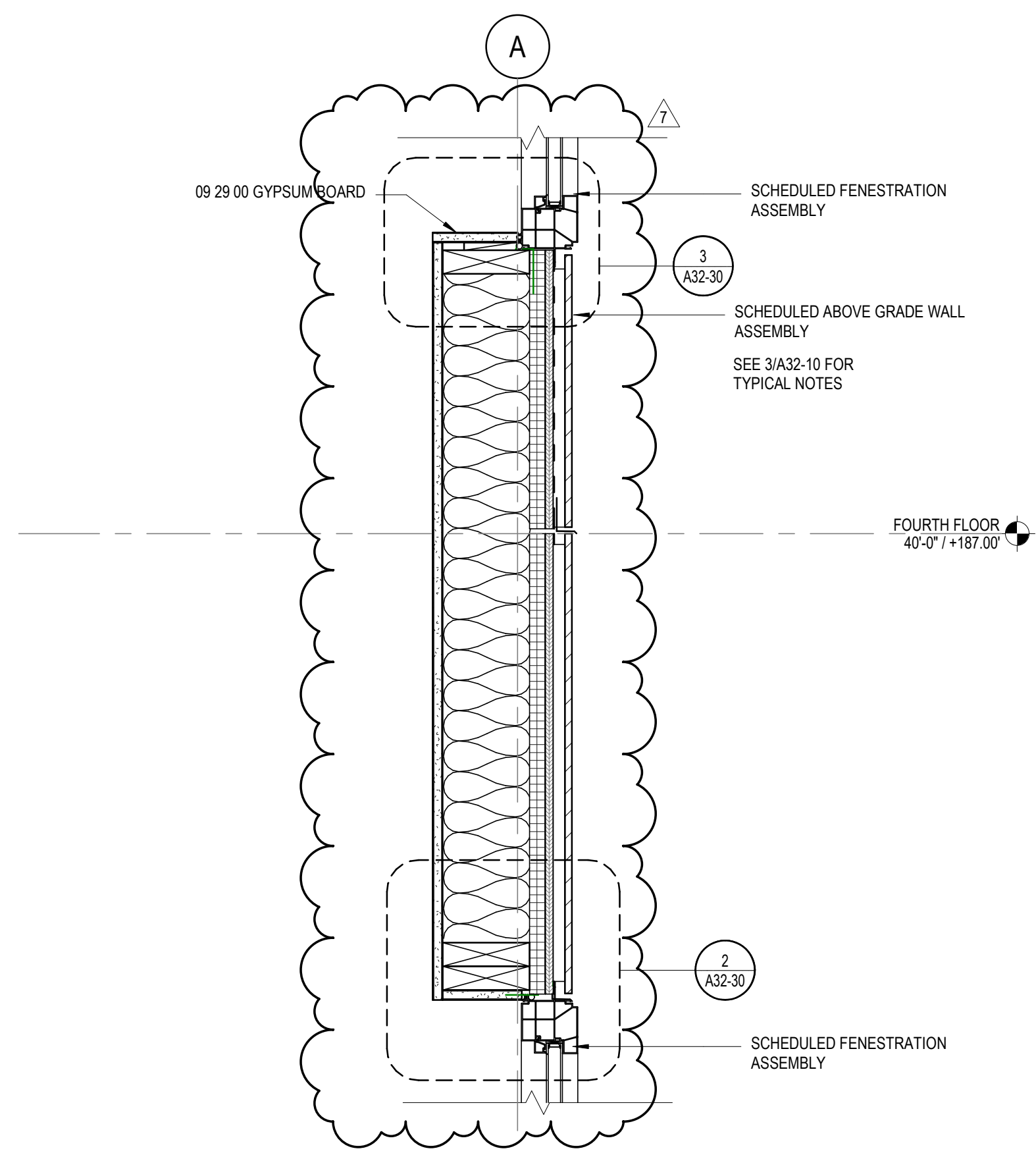
SECTION DETAILS

SHEET NUMBER

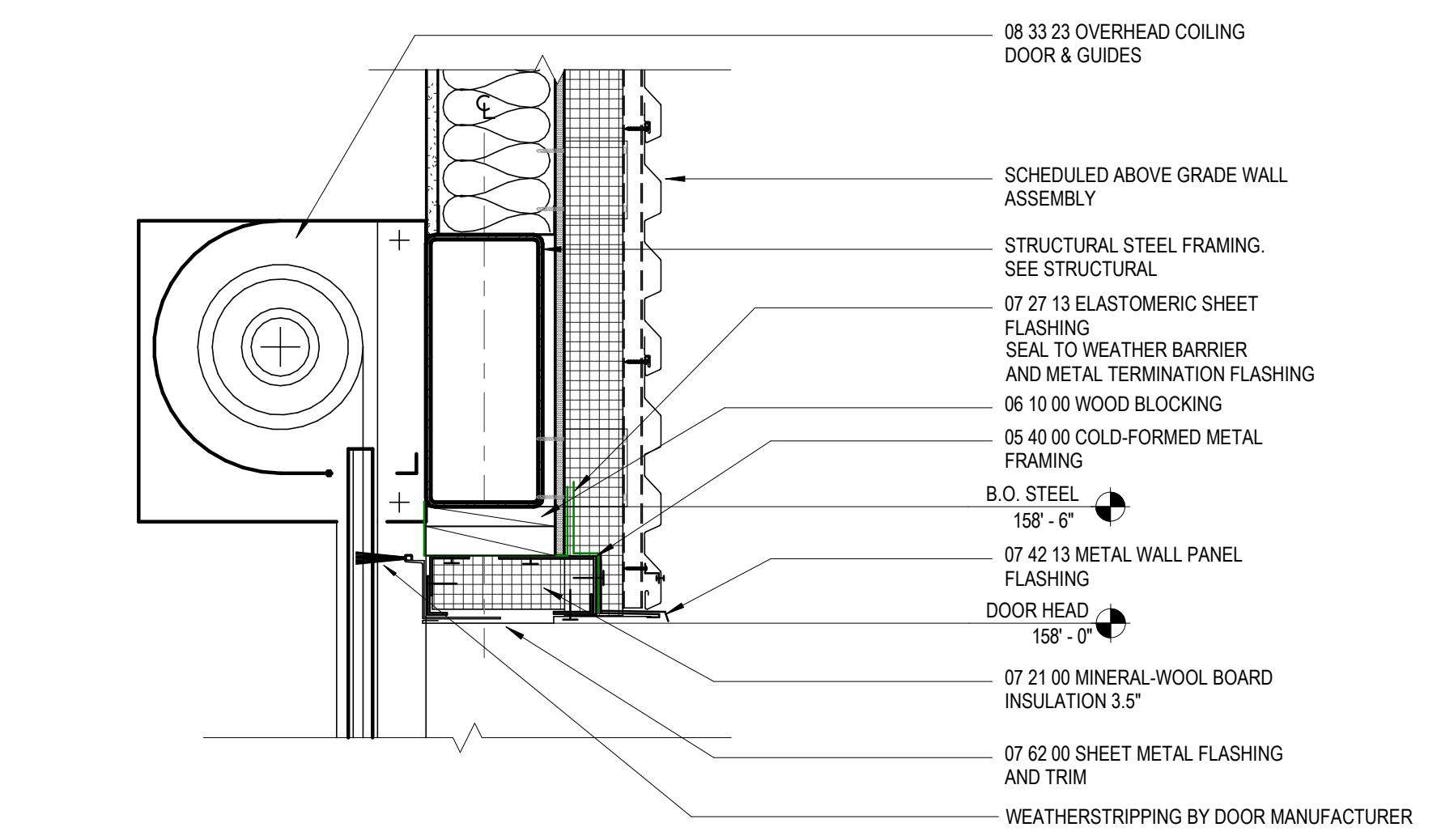
A32-10



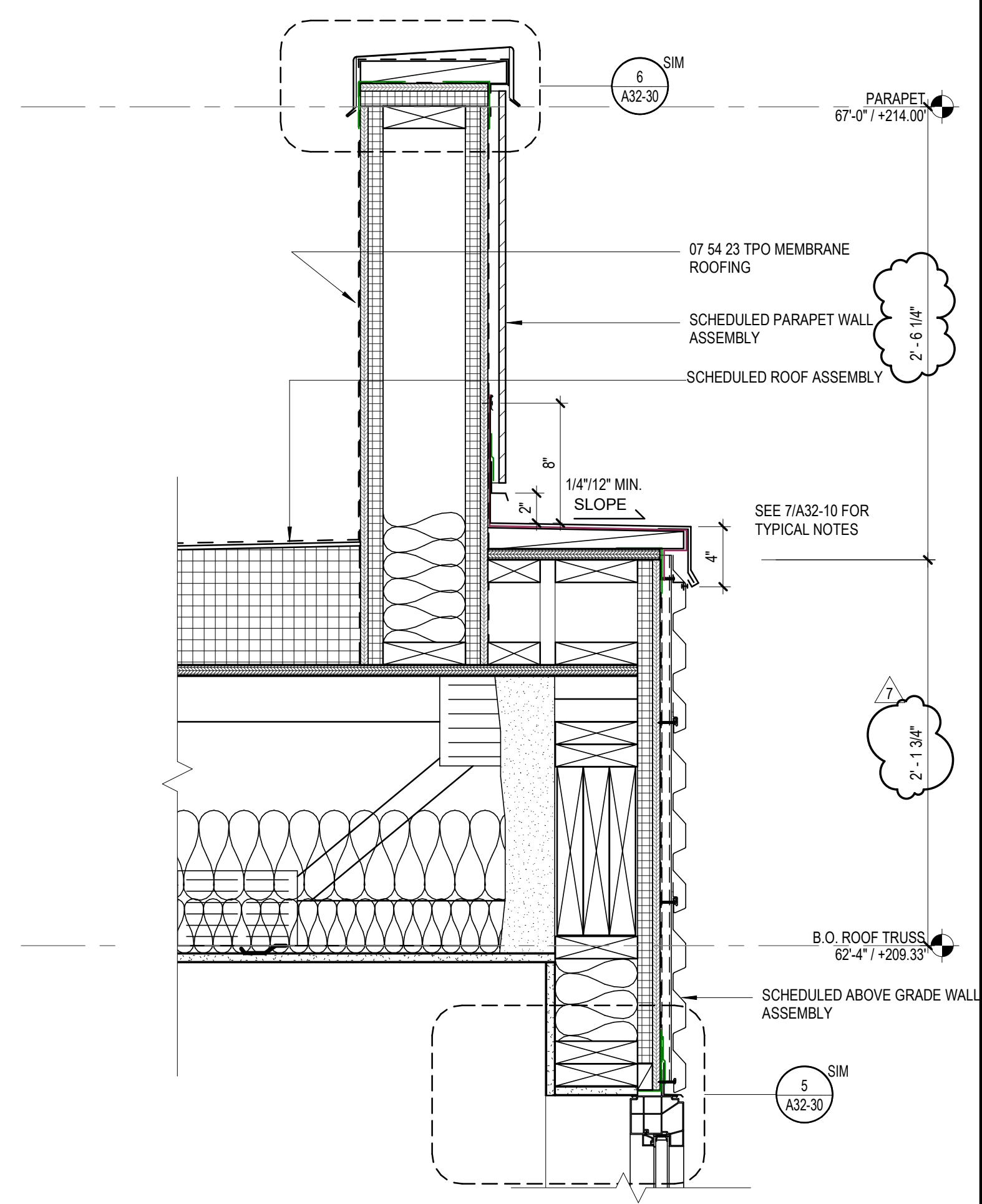
7	Bulletin 3	10/23/20
4	Bulletin 1	03/05/20
1	ISSUE	03/04/20
Job Number		830489.000
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		



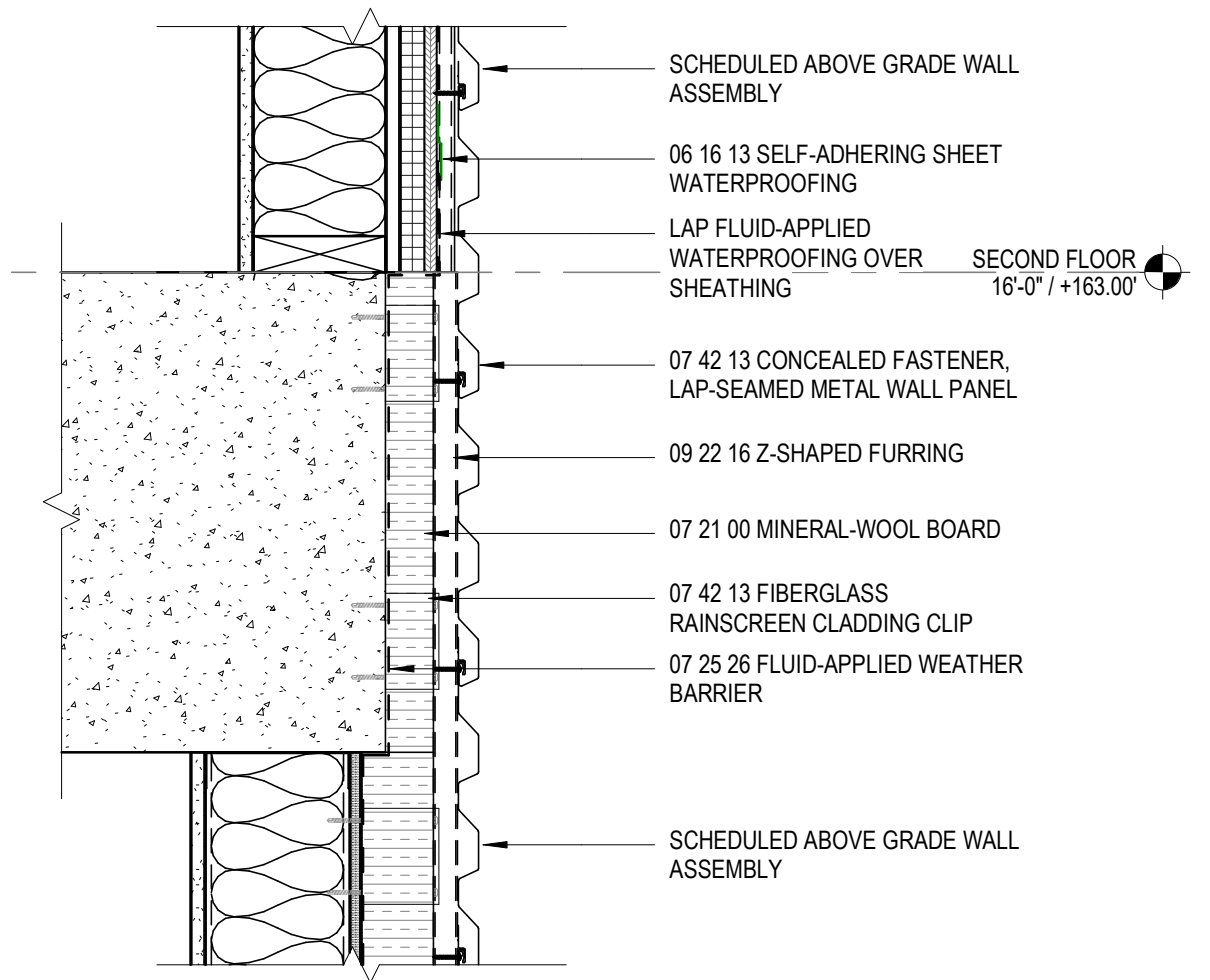
7 SECTION DETAIL
1 1/2" = 1'-0"



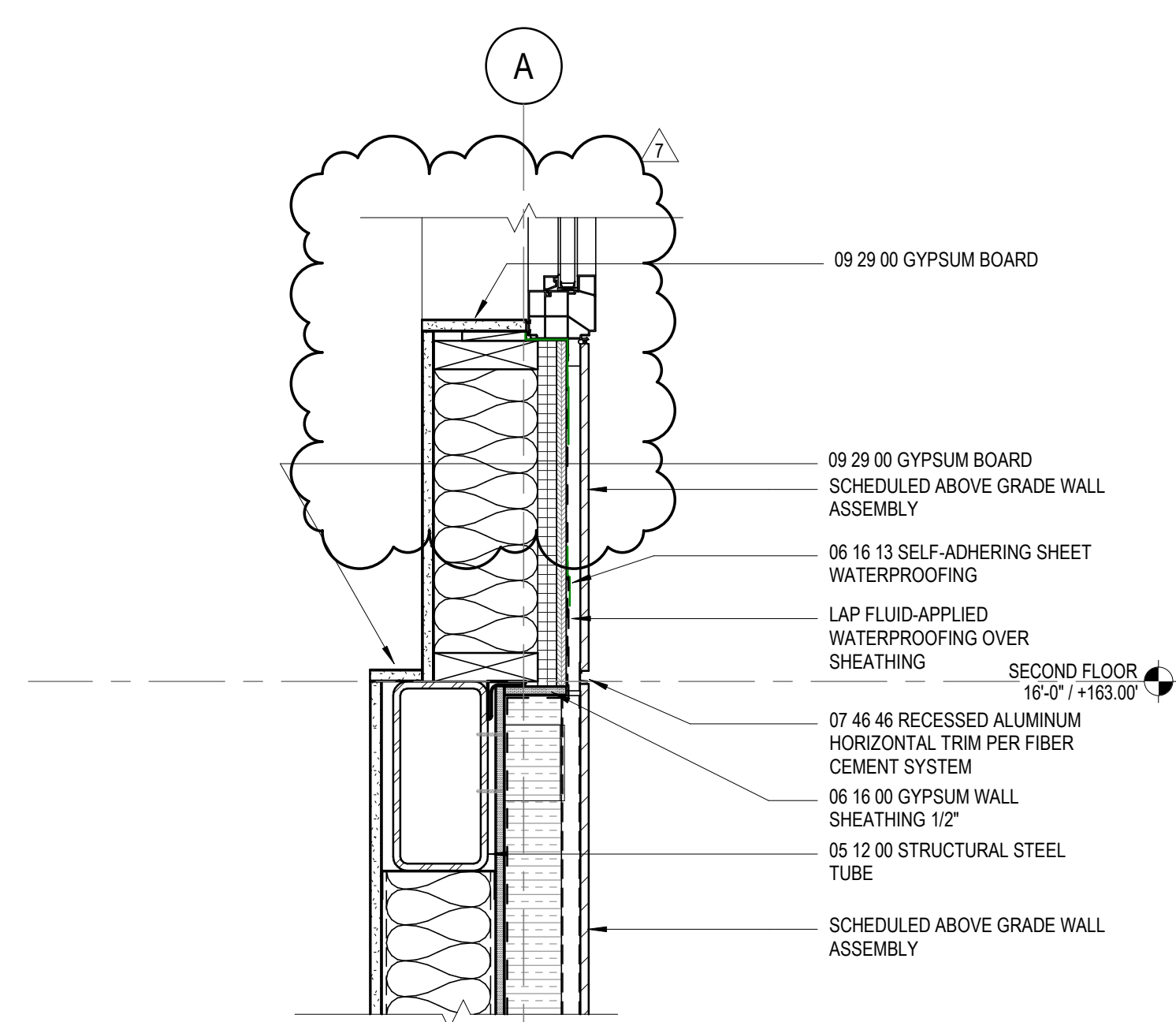
8 SECTION DETAIL @ COILING DOOR
1 1/2" = 1'-0"



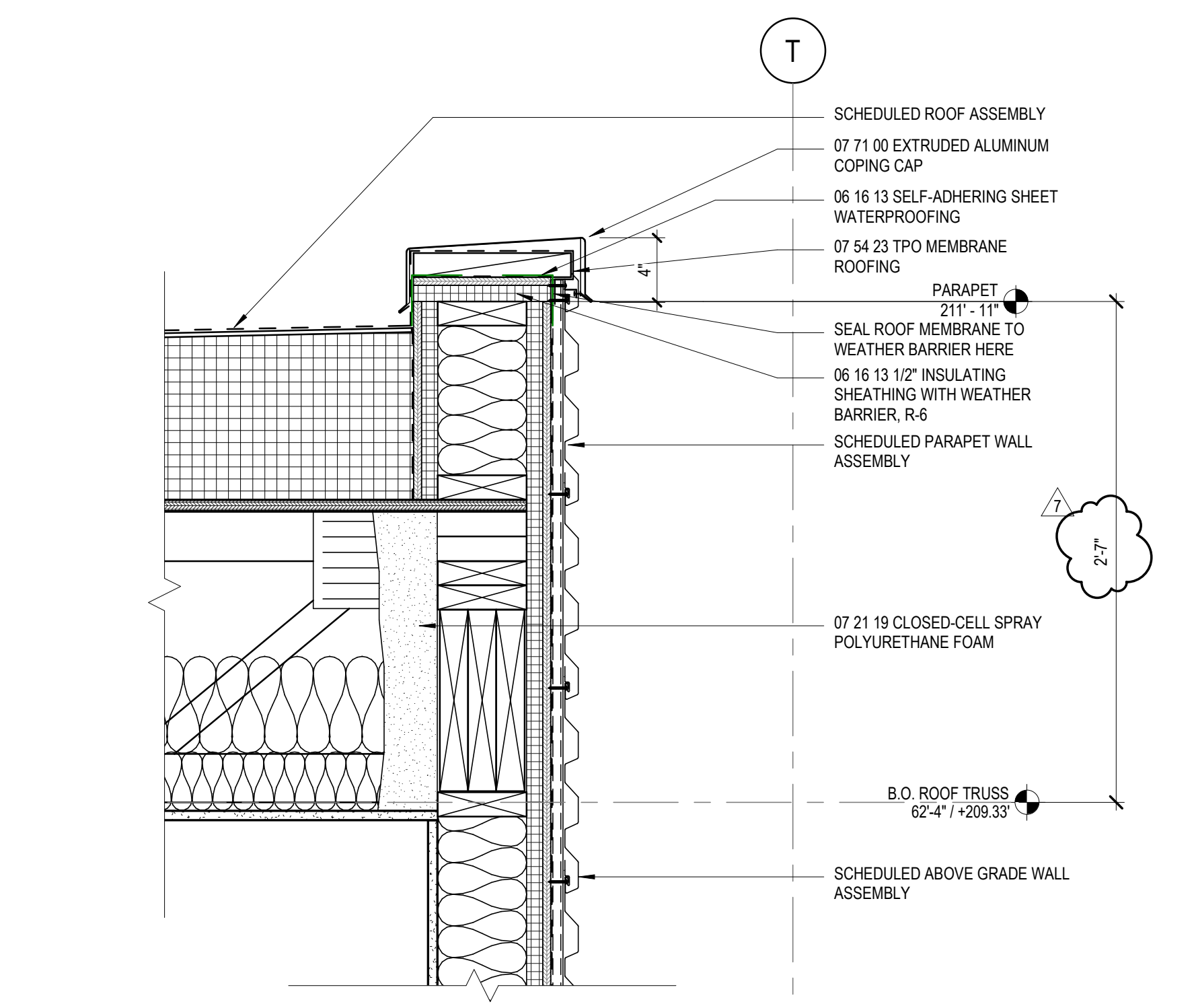
2 SECTION DETAIL @ BAY ROOF
1 1/2" = 1'-0"



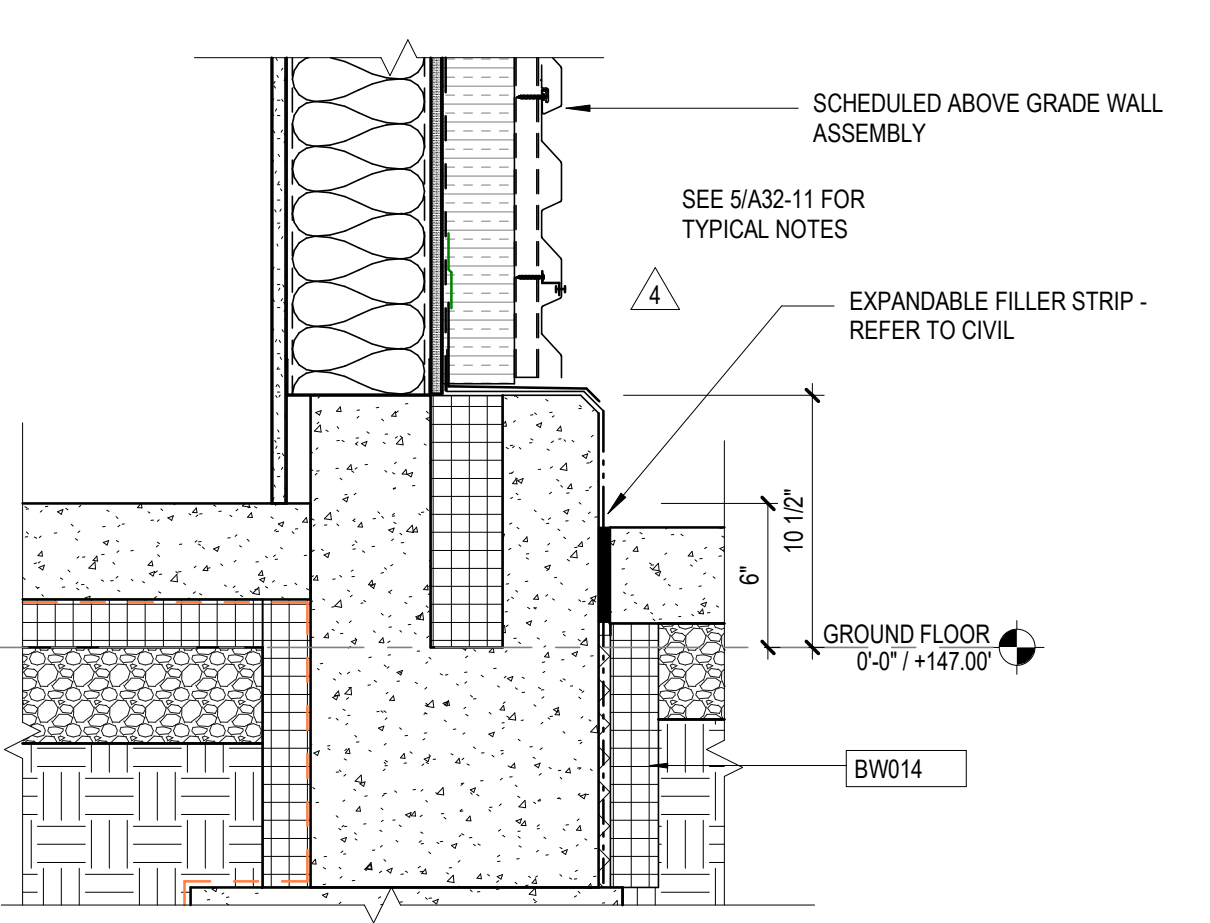
9 SECTION DETAIL @ PODIUM EDGE
1 1/2" = 1'-0"



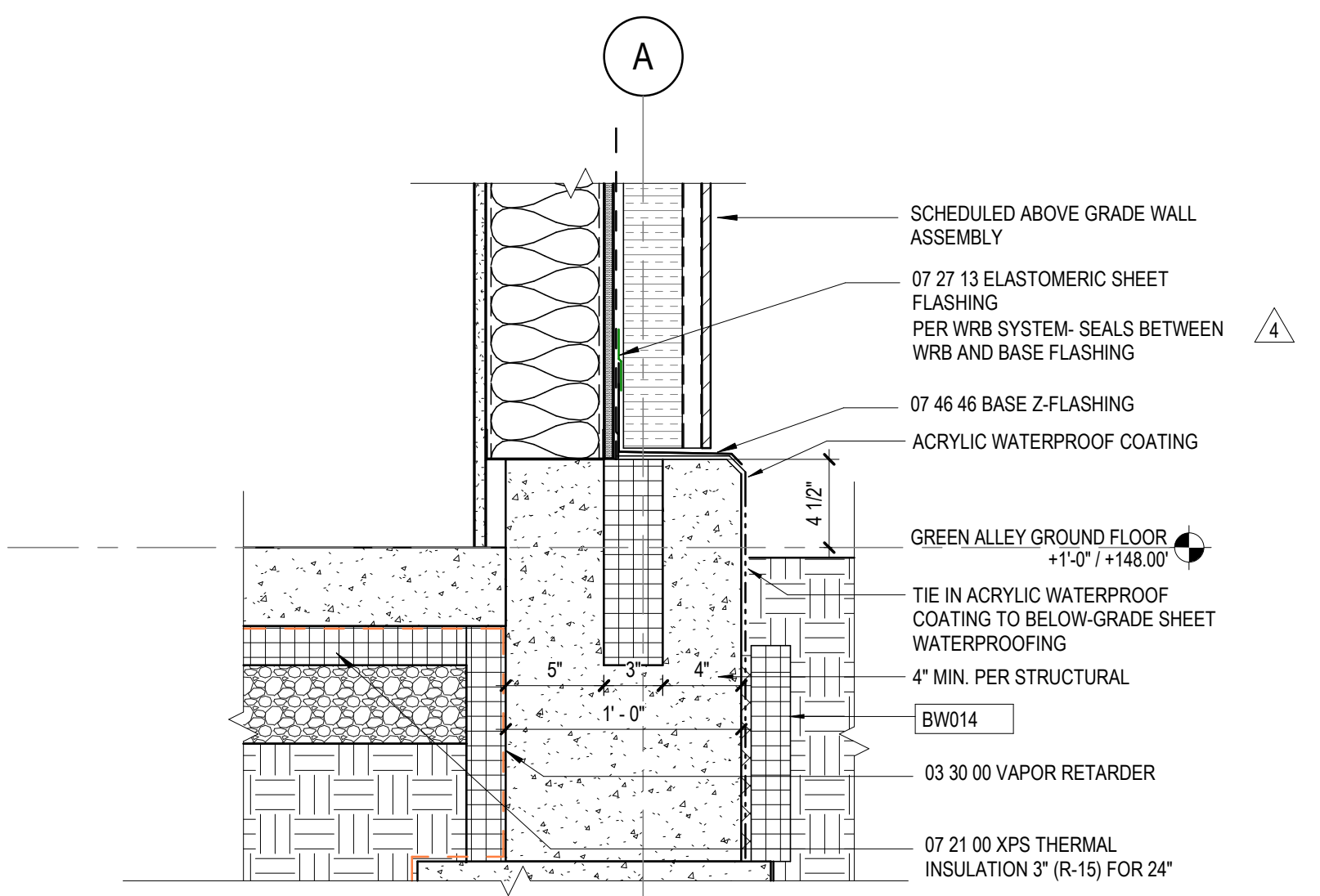
6 SECTION DETAIL- STAIR B
1 1/2" = 1'-0"



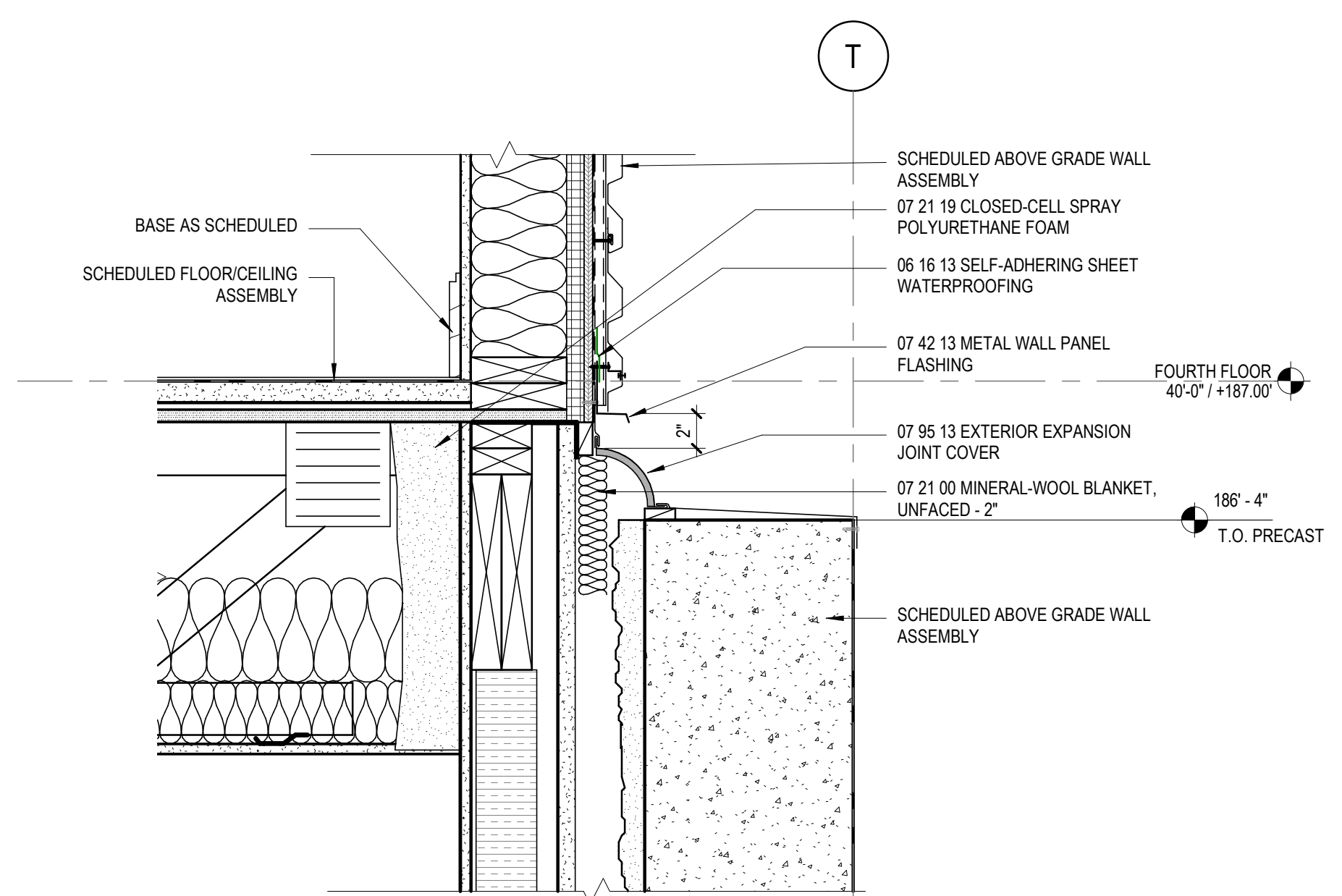
4 SECTION DETAIL @ PARAPET
1 1/2" = 1'-0"



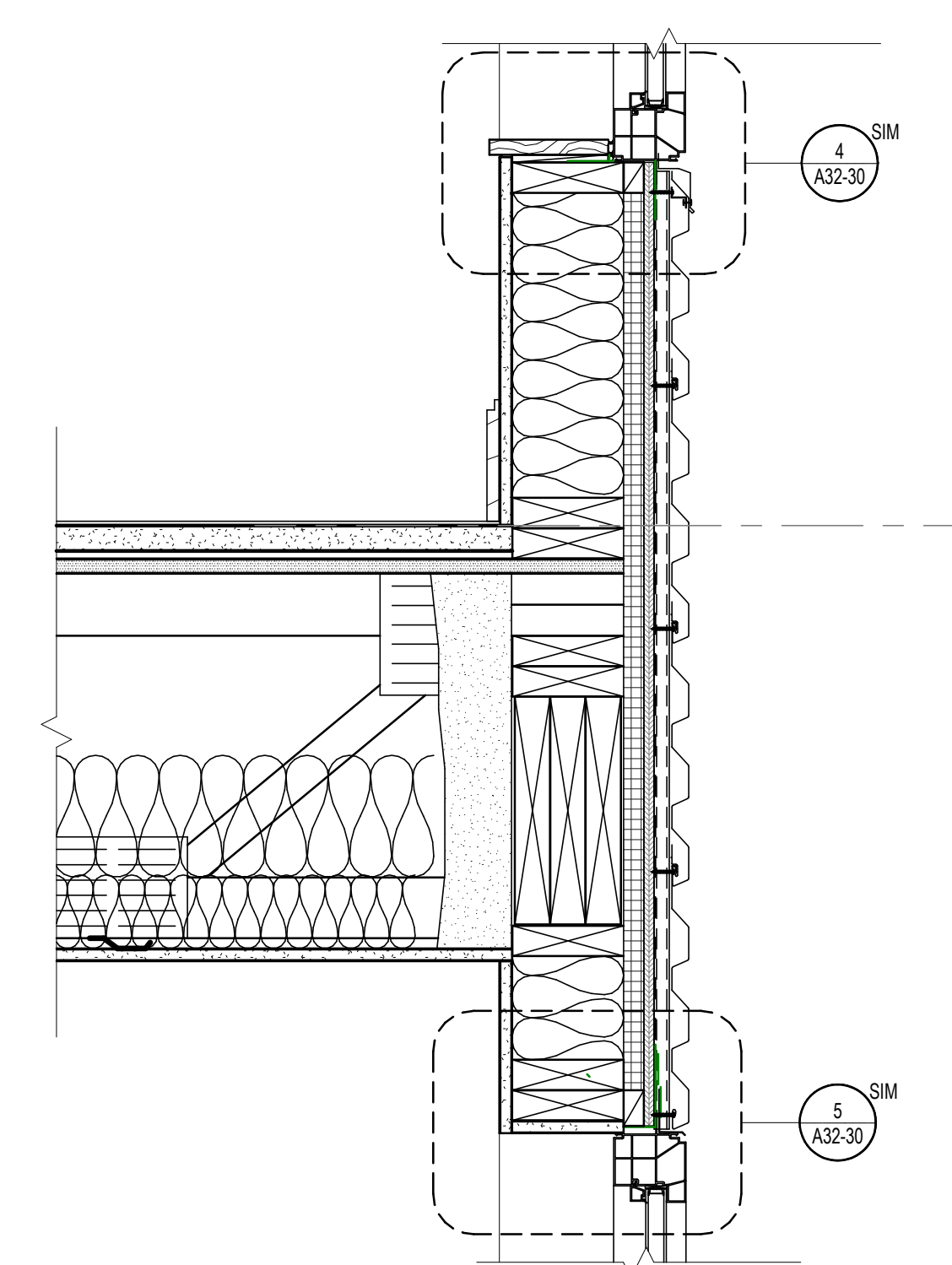
10 SECTION DETAIL- SILL @ CORRUGATED METAL WALL
1 1/2" = 1'-0"



5 SECTION DETAIL- TYP. SILL @ WALL
1 1/2" = 1'-0"



3 SECTION DETAIL- GARAGE/ RESIDENTIAL JOINT
1 1/2" = 1'-0"



1 SECTION DETAIL @ BAY
1 1/2" = 1'-0"